INSTITUTE OF GOVERNMENT
STUDIES LIBRARY
JAN 20 2000

UNIVERSITY OF CALIFORNIA

WOODSIDE GENERAL PLAN

Town Of Woodside
2955 Woodside Road
P.O. Box 620005
Woodside, CA 94062

WOODSIDE GENERAL PLAN

Adopted April 6, 1988

TOWN COUNCIL

Mayor	Barbara Seitle
Vice Mayor	Themistocles Michos
Councilmembers	
	Elizabeth Alexander
	Jeanne Dickey
	Stanley Golden
	Lewis Reed
	Joan Stiff
Town Manager	Leslie Doolittle

PLANNING COMMISSION

Chairperson	A. Richard Tagg
Vice Chairperson	Carroll Ann Hodges
Members	
	Kathleen Braunstein (beginning 12/87)
	Fred de Sibert
	Calvin F. Gunn
	Gordon L. Johnson (through 11/87)
	Thomas A. Knapp
	Boris Wolper

PREPARED BY

Donald A. Woolfe & Associates
1715 Valley View
Belmont, California 94002

Artist's credit for Independence Hall, Old Woodside Store and Pioneer Hotel: Jean Groberg.

WOODSIDE GENERAL PLAN

CONTENTS

INTRODUCTION

I FOUNDATIONS OF THE PLAN (INCLUDES GENERAL COMMUNITY GOALS)

II ELEMENTS

LAND USE

OPEN SPACE

CONSERVATION

CIRCULATION

NATURAL HAZARDS/SAFETY

HOUSING

NOISE

PUBLIC UTILITIES

APPENDIX A

REFERENCES

III LOCAL AREA PLANS

SKYLONDA CENTER LOCAL PLAN

TOWN CENTER LOCAL AREA PLAN

FIGURES

		Page
1	Planning Area	2
2	Plan for Roads in the Woodside Planning Area	78
3	Sketch Map of Fault Trace Pattern in Woodside	110
4	Special Studies Zone	111
5	Fire Safety Scores	119
6	Potential Future Housing Sites	144
7	Physical Constraints	145
8	Noise Contours	185

TABLES

		Page
1	Zoning Districts	22
2	Open Space Lands in Woodside Planning Area	40
3	Conservation Framework	63
4	Risk Classification of Structures, Occupancies and Land Uses	104
5	Levels of Acceptable Risk for Various Types of Structures, Occupancies and Land Uses	106
6	Maximum Probable Earthquake on the San Andreas Fault	112
7	Relative Ground Shaking Potential in the Woodside Planning Area	112
8	Summary of Scoring Factors Used in Rating Fire Safety in the Woodside Planning Area	118
9	General Guide to Location of Structures and Land Uses in Relation to Defined Hazard Areas	120
10	Existing and Projected Housing Need	130
11	Household Characteristics	132
12	Income 1979	134
13	Median Value of Owner-Occupied Housing Units	135
14	Household Income by Income Category	138
15	Housing Values of Peninsula Cities	140
16	Undeveloped Land Survey	146
17	Total Monthly Costs of a Hypothetical Unit	152
18	General Plan Policies	157
19	Allowable Accessory Living Quarters by Zoning Category	161
20	Accessory Structure Requirements	162
21	Housing Permit Activity 1980 to 1985	170
22	Quantified Housing Objectives 1980-1985-1990	171
23	Five Year Action Program 1985-1990	172
24	Traffic Noise Levels for 1986 and 2005	184

INTRODUCTION

This General Plan is a long-range, comprehensive, general planning guide to the future development of the Town of Woodside and territory outside its boundaries. It describes the desired character and quality of the community; sets forth the goals and objectives that govern the Town; and states the policies that Town government will follow to achieve these goals and objectives.

The Plan is a guide to the day-to-day decisions that Town government, other public agencies and private parties will make affecting the character of the community over the next fifteen years. The General Plan applies to the Town of Woodside and the body of people closely tied to it in adjoining areas by common concerns, needs and desires. This area is called the Planning Area (see the Plan Diagram).

This Plan deals with broad areas of land use and the character of the environment. It does not include specific development schemes for individual properties, but rather establishes the context within which private and public property is to be used.

This Plan is comprehensive in that it considers the range of topics considered to be important to the future form and character of the community. These include natural physical conditions, land use, population growth and characteristics, traffic flow, and activities, needs and desires of members of the community. Many of the topics given special attention relate primarily to the physical environment of the community. It is recognized, however, that they also influence and are affected by economic and social conditions.

The General Plan, consisting of text and exhibits, comprises a number of "Elements," many of which are required by State Law. The general location and extent of land uses, facilities, and environmentally sensitive areas are shown on the Plan Diagram (see paragraph 1600.) The tables and figures listed in the Table of Contents are integral parts of the General Plan.

This General Plan includes the more specific plans of the Town Center and the Skylonda area. Other "Local Area Plans" may be prepared in the future for other sections of the Town and adopted as amendments to this General Plan.

There were approximately 1,970 housing units in Woodside (1985). Approximately 298 units, including second living units, will be added to the housing stock by 1990. Approximately 500 undeveloped sites have been identified for future housing. The projected maximum number of houses for Woodside is approximately 2,500 main housing units plus 200 second living units. At the construction rate of 22 units per year, total buildout would be achieved in about 2010.

Planning has played an important role in the history of Woodside. The citizens of the Woodside voted to incorporate a new town in 1956, largely so they could do their own planning and maintain the rural, residential character of the community.

The first Town Master Plan (General Plan) was adopted in 1959 and revised in 1970. In 1970 and 1972 the State Legislature amended the State Laws governing local planning. Woodside complied with State requirements, adding the following "elements" to its General Plan:

Open Space Element	July 10, 1973
Conservation Element	September 11, 1973
Noise Element	September 10, 1974
Scenic Roads and Highways Element	December 10, 1974

A revised General Plan was adopted in 1976, which superseded the Master Plan of 1959, the General Plan of 1970, and the four Elements cited above. The Town Center Plan, which is a part of the General Plan, is under study.

State Law recommends that the Plan should be reviewed thoroughly and updated every five years. The Housing Element must be reviewed every five years. The Plan should be reviewed annually to be sure that it continues to reflect the desires of the community and changing conditions, and to assure that short range goals, policies and objectives are addressed.

The Plan will be put into effect through the enactment and administration of regulations and the pursuit of programs based on the Plan. The most important of these regulations govern land use, subdivision, and site development. The regulations now in force will be reviewed to make sure that they are consistent with the Plan, and new regulations will be adopted if needed.

1000 # I FOUNDATIONS OF THE PLAN

PLANNING AREA

1100 The Planning Area is shown on the Plan Diagram. It consists of the Town of Woodside and adjoining lands that relate to its planning. The lands beyond the Town boundary include:

1101 Areas of influence assigned to the Town by the San Mateo County Local Agency Formation Commission (LAFCO). The General Plan expresses firm Town policy for future development of these areas and provides the basis for prezoning and other effectuation measures required to carry out the General Plan.

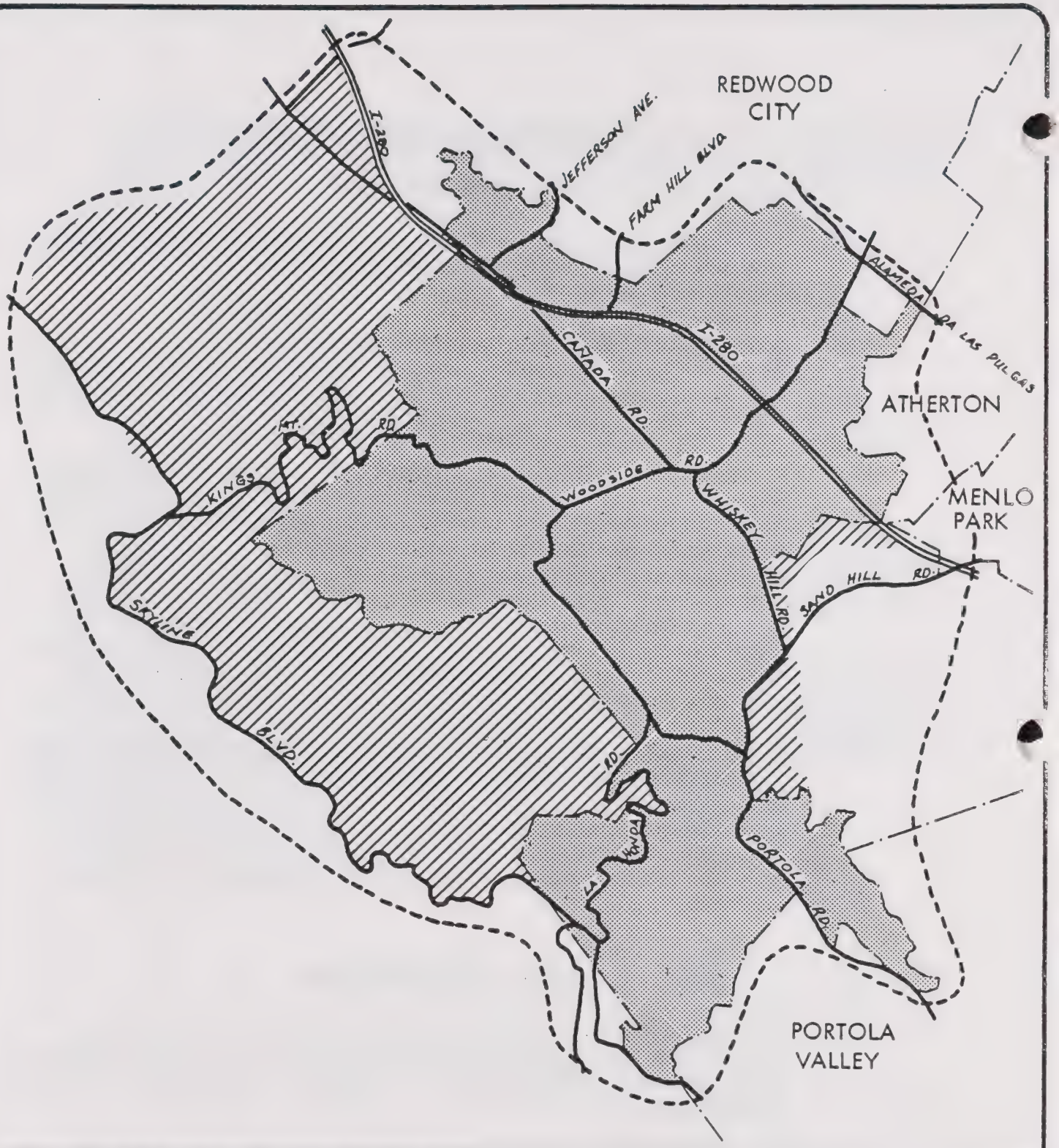
1102 Areas within other incorporated jurisdictions or their spheres of influence where the type and intensity of land use are of substantial concern to the Town. Portions of Redwood City, Atherton, Menlo Park and Portola Valley, and their spheres of influence are included. The Plan expresses the Town's desires regarding the general character and quality of use for these lands to: (1) achieve compatibility between uses that are within and adjacent to the Town, (2) protect the vistas from the Town, and (3) prevent adverse impact from higher intensity uses that cause increased traffic, noise and demands on public facilities and services. The Plan establishes a basis for communication with these other jurisdictions to encourage cooperation in planning for these areas.

1103 Lands in the unincorporated area of San Mateo County not assigned to any sphere of influence. The area includes most of the drainage areas that flow into streams traversing Woodside. It extends over the western ridge to include a band of land west of Skyline Boulevard because of the Town's interest in protecting the natural resources and visual aspects of this critical area. The General Plan expresses Town policy to provide a basis for collaboration with the County of San Mateo.

BASIC ASSUMPTIONS

1200 The General Plan for Woodside must relate to the larger forces at work at national, state, and regional levels. Most importantly, it must relate to forces at work in the San Francisco Bay Area. Following are the assumptions on which this plan is based:

1. Major and permanent changes in the economy of the nation, and of California and the Bay Area, are not anticipated. While there will be, from time to time, fluctuations in economic conditions, they are not anticipated to be of a magnitude to cause major changes in development patterns in Woodside.



PLANNING AREA

Town of Woodside (Incorporated Area)

Unincorporated Areas Within Woodside Sphere of Influence

Woodside Planning Area Boundary

SCALE

NORTH

WILLIAM SPANGLE & ASSOCIATES
CITY & REGIONAL PLANNERS

TOWN OF WOODSIDE

FIGURE 1

2. The shortage of fossil fuels may cause Americans to reconsider their use of natural resources over the coming years. This may result in greater recycling of materials, production of a more efficient means of transportation, and changes in life styles. The changes of life style may tend toward less usage of the private automobile, towards a concentration of population in urban areas, and towards Woodside being populated by those persons who choose a rural atmosphere, knowing that either they may have to reduce their intercommunity travel, or will have to pay substantially more for it. While the shortage of fuel and other natural resources may change the life style of Woodside residents, there is no indication that this will make a substantial change in the physical form of the Town.

3. The rate of population growth in California, the Bay Area, and the Midpeninsula will be substantially slower between the years 1987 and 2000 than it was between 1975 and 1987.

4. Despite reduced population growth, the demand for housing in the Midpeninsula area will continue to be strong because of the attractiveness of the area.

5. Transportation between Woodside and other parts of the Bay Area will not change significantly prior to 2000, although somewhat greater reliance will be placed on public transportation, because of the scarcity of energy resources and congestion. Transportation by private automobile will remain at or near its present level of convenience.

6. Although convenience shopping will be available locally for Woodside residents, many of their needs for goods and services will continue to be satisfied through outlets and facilities in other parts of San Mateo County and the Bay Area.

REGIONAL RELATIONSHIPS

1300 Woodside is closely tied to other parts of the San Francisco Bay Area. Residents of Woodside draw on other parts of the Bay Area for a wide range of cultural, commercial and recreational facilities. Employment centers throughout much of the Bay Area are within the reach of residents of the Planning Area. On the other hand, Woodside is a rather unique part of the Bay Area. It is an area of great natural beauty which is relatively close to major activity centers of the Bay Area. Hence it is attractive for those seeking to reside in a rural environment. Junipero Serra Freeway (I-280), Woodside-La Honda Road, and Skyline Boulevard provide primary highway links to other parts of the Bay Area.

1301 The Midpeninsula consists of diverse and continuous urban uses located between the Bay and I-280 freeway corridor. The lands within the Woodside Planning Area, along with other adjacent communities, provide a transition or buffer between these intense urban and suburban areas to the east and the fragile wildland, agricultural and watershed areas west of the Skyline Ridge. Diverse and intense non-residential land uses are not compatible with the transitional and rural nature of the Planning Area. A diversity of shopping service facilities and employment opportunities, however, is available in Redwood City, Menlo Park, Palo Alto, Stanford Shopping Center, and other parts of the Midpeninsula from San Carlos to Mountain View. Major employment and service centers are thus easily accessible to Woodside.

1302 If Woodside and similar communities are to continue to provide a natural environment as an alternative to the congestion of the more intensively developed portions of the Midpeninsula and the Bay Region, the following principles must be observed:

1. Individuals, groups, and government should participate in the planning, management, and use of the limited natural resources of the Bay Area in order to conserve and, where necessary, restore a desirable environment.

2. Regional patterns of growth and development should be defined through appropriate regional planning mechanisms, with projections based on environmental constraints, space availability, and reasonable extension of services and facilities. Local regulatory measures should be used as one means of implementing the regional plan.

3. The Bay Area is and should continue to be composed of many communities, each with its own characteristic qualities. It is appropriate for some communities to be intensively urbanized; it is also appropriate for some communities, such as Woodside, to remain rural in character. Planning for the Bay Area should recognize these differences, and strive to strengthen the good features of each form of community development.

4. Belts of existing open land adjoining communities should be preserved in order to reduce urban sprawl and promote community identity.

5. Much of the landscape of the peninsula, such as the San Francisco watershed lands, the Skyline ridge, the wooded mountains, and the oak studded foothill grasslands, is of regional significance and should be preserved.

6. State and regional agencies should exercise effective environmental controls, such as air and water pollution regulations, and noise abatement programs that will improve the quality of the physical environment.

7. All persons in the Bay Area should be able to obtain adequate housing in satisfying neighborhoods and in locations convenient to jobs, and needed community facilities and services. Each community should be viewed in this regional context, and should provide the housing types that are best suited to its natural setting and its proximity to employment, recreation, shopping, services, and educational and cultural facilities.

8. In the areas adjoining Woodside effective planning and control of development are needed to prevent adverse effects on the Woodside environment.

GENERAL COMMUNITY GOALS

1400 The major community goals stated below are general in nature and provide the most basic policy for the General Plan:

G1 To preserve and enhance Woodside as a scenic, rural residential community.

G2 To protect and enhance the unique character of the Town.

G3 To conserve the natural environment of the Town, and to minimize disturbance of the natural terrain.

G4 To conserve the visual resources of the community, including the important vistas, such as those of the western hillsides as seen from the valley below, and those of the valley as seen from the hillsides.

G5 To foster the provision of appropriate public and private recreation programs and facilities for local residents, with emphasis on equestrian activities.

G6 To protect persons and property from unreasonable exposure to hazards in the local environment, such as fire, flood, unstable ground, erosion, and earthquakes.

G7 To prevent loss of life, reduce injuries and property damage, and to minimize economic and social dislocations which may result from natural disaster or other calamity.

G8 To designate only that space which is required for commercial services and facilities to meet frequently recurring needs of residents of the local community.

G9 To expand opportunities for public transportation and to explore alternate means of travel in addition to the use of private automobiles.

G10 To provide a system of paths, trails and roads to

a. afford access to individual properties within the community.

b. permit safe, pleasant, and reasonably convenient travel between parts of the community.

c. connect local areas within the community to main paths, trails and thoroughfares in adjoining areas.

d. minimize through traffic in order to maintain the Town's rural quality and natural environment and provide for public safety.

GENERAL POLICIES

1500 The following policies provide general guidelines for conservation, development, and use of land and other resources in the Planning Area:

P1 Land uses in the Town of Woodside and in the areas located outside its boundaries, and adjacent to it, should be compatible with the General Plan.

P2 Future uses of land in Woodside shall, in general, be restricted to residential uses, conservation and open space preserves for watershed protection, air quality protection, scenic enjoyment and recreation, and such public, private and commercial uses as are necessary to provide reasonable or accustomed services to local residents.

P3 The magnitude and intensity of land use within the Woodside Planning Area should be limited by natural and other planning constraints.

P4 The population density pattern shall be consistent with the following:

a. the role of Woodside as a transition area between the urban densities in neighboring communities on the Bay and the predominantly agricultural and open space uses west of Skyline Boulevard;

b. existing patterns of development within the Town;

c. the need for proper utilization of the undeveloped areas within the Town;

d. the preservation of natural open spaces and natural scenic areas in the Woodside Planning Area; and

e. the recognition of the fact that certain areas within the Town are not suited for development because of natural constraints.

P5 Care shall be taken in the development and use of lands in the Planning Area to protect Woodside and downstream communities against excessive storm water runoff, flooding, erosion, fire, landslides, and other natural hazards.

P6 The Town Center shall be maintained as the primary commercial area of the Town which serves primarily the residents of the Town. It may contain public and private facilities. The commercial center at Skylonda should be maintained to serve primarily the residents of the immediate vicinity.

P7 Utility lines and other services shall not be extended in advance of need.

P8 Care should be taken in the development of the Woodside Planning Area to protect the underground water table from depletion, deterioration, or contamination.

P9 Public school buildings and grounds should be designed and used as much as possible to serve the cultural, civic and recreational needs of the community.

P10 Cultural, civic and recreational facilities shall be conveniently located within the community to serve the requirements of residents.

P11 Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them.

PLAN DIAGRAM (in pocket, back cover)

1600 The Plan Diagram is a general indication of the location and extent of land use areas, facilities, environmentally sensitive areas, and other features, and is not intended to be precise in regard to specific location or limits of areas or features shown. The Diagram, together with the objectives, principles, standards and descriptions set forth in the text, provides a general guide to the

establishment of zoning districts and the specific extent of areas which may be included in programs designed to implement the Plan.

Use categories are defined and described in the Land Use Element and the Open Space Element. The road system shown on the Plan Diagram is defined and described in the Circulation Element.

II ELEMENTS

LAND USE, COMMUNITY DESIGN AND AESTHETICS

LAND USE, COMMUNITY DESIGN AND AESTHETICS

TABLE OF CONTENTS

	Page
INTRODUCTION	9
GOALS	9
POLICIES	10
Intensity of Use	11
Subdivision	12
Hillside Subdivision	12
Preservation/Conservation of Natural Resources	12
Community Aesthetics	12
Residential Land Uses	13
Commercial Land Uses	13
Public and Private Institutions	14
Parks and Recreation	15
Adjacent Lands	16
PROGRAM OBJECTIVES	17
ENVIRONMENTALLY SENSITIVE AREAS	17
Greer Road Area	18
Josselyn Lane Area	18
Woodside Oaks-Oak Hill Acres-Summit Springs	18
Woodside Country Club-Portola Hills Area	19
San Andreas Fault Zone (South of Kings Mountain Road)	19
Kite Hill and Meadow Vista	19
Moore Road Area	20
Skywood Acres	20
Southwest of I-280	21
Runnymede Lands	21
FLOOD PLAIN AREAS	21
RESIDENTIAL DENSITY STANDARDS	22
COMMERCIAL LAND USES	23
The Town Center Commercial Area	23
The Skylonda Center	23

LAND USE, COMMUNITY DESIGN AND AESTHETICS

TABLE OF CONTENTS **(continued)** Page

PUBLIC AND PRIVATE INSTITUTIONS 23
- Public Schools 24
- Churches 24
- Fire Stations 24
- Library 25
- Town Government Offices 25

OPEN SPACE USES 25

ADJACENT LANDS 25
- Areas of Influence 26
- Areas within Incorporated Jurisdictions 26
- Lands in Unincorporated Area 26

2100 LAND USE AND COMMUNITY DESIGN AND AESTHETICS

INTRODUCTION

2101 This Land Use Element is a guide to the future uses of land in Woodside. It is based on the Basic Assumptions, Regional Relations, Community Goals, and General Principles stated in part I of this General Plan. The element is intended to further these basic goals and policies so that Woodside will continue to be a rural residential community.

2102 The pattern of land uses described in this Element derives from analysis of the following: the natural setting of Woodside, the established pattern of development, the relationship of Woodside to adjacent communities and employment centers, population growth and change, and the present and probable future means of travel within the Town and between the Town and the outside area.

2103 Land use policies are designed to prevent overuse of land and control intensity of use. The overuse or overcrowding of individual sites with primary residential uses or accessory uses creates environmental impact such as excessive traffic, drainage, soil erosion, loss of vegetation and other resources and destroys the open, natural characteristics of the Town.

2104 The following generally establish the perception of land use intensity: population density, building coverage, extent of impervious surfaces, public service requirements, traffic movements, topography, natural hazards, fire safety and natural resources.

2105 Community aesthetics and design refer to the appearance of the Town and how residents feel about their community in terms of the relationship between people and the natural and constructed environment. The Town of Woodside has the reputation as one of the most visually pleasing communities in the State. The principal reasons are: the wooded hillsides; narrow country roads; natural stream corridors; fields of wild grasses and wildflowers; scenic vistas; great groves of oak, redwood, buckeye, bay and eucalyptus trees; large lots containing paddocks, riding rings, and stables; open fields; and graceful buildings, which are subordinate in appearance to the land. Policies in this element have been formulated to enhance the rural and natural qualities of this unique community.

2106 GOALS

G1 To preserve and enhance Woodside as a scenic, rural residential community.

G2 To protect and enhance the unique character of the Town.

G3 To conserve the natural environment of the Town, and to minimize disturbance of the natural terrain.

G4 To conserve the visual resources of the community, including important vistas, such as those of the western hillsides as seen from the valley below, and those of the valley as seen from the hillsides.

G5 To protect persons and property from unreasonable exposure to hazards which may occur in the local environment, such as fire, flood, unstable ground, erosion and earthquakes.

G6 To preserve the natural hillsides and wooded areas as much as possible so that persons traveling through the Town perceive the effect of development as rural and natural.

G7 To designate only that space which is required for commercial services and facilities to meet frequently recurring needs of residents of the local community.

2107 POLICIES

The following policies shall apply to all land use and development unless specifically excepted:

Policies for Intensity of Use

P1 Property shall be developed with minimum disturbance to the natural terrain. The natural environment should be retained or restored as much as possible.

P2 Retention of open space shall be considered in the review of all applications for development.

P3 Intensity of land use shall decrease as steepness of terrain increases.

P4 The lowest intensities of use should occur on the steep hillsides and in the mountainous areas where it is necessary to limit storm runoff, prevent increased erosion, avoid natural hazards, protect vegetation and watersheds, and maintain scenic qualities.

P5 Intensity of use of individual parcels and buildings shall be governed by considerations of: health and safety; impact on adjoining properties because of noise, traffic, night lighting, or other disturbing conditions; protection of natural land characteristics.

P6 Principal uses and accessory uses shall be limited to those which can be accommodated without encroaching upon areas identified in the Open Space element of this plan for conservation of natural resources, general open spaces, or upon areas that present hazards for the type of use and occupancy accommodated on the parcel.

P7 The maintenance of livestock, particularly horses, is an important component of the rural character of the Town. Therefore, accessory structures for livestock are appropriate uses in residential areas.

P8 Buildings shall be of a size and scale and sited so as to be compatible with the rural atmosphere of the community.

Policies for Subdivision

P9 Subdivision of property containing existing structures of cultural or aesthetic merit shall be carefully conceived to preserve the integrity of original "core" estate buildings, grounds, and heritage trees.

P10 The number of lots permitted in a subdivision is dependent on the characteristics of the area, as well as the minimum lot area required by ordinance.

P11 Lots shall be adequate in size and appropriate in shape for the range of accessory uses which are typical for this area without 1) creating a feeling of overcrowding, and 2) creating measurable, negative environmental impacts, 3) creating the need for variances.

P12 Lots shall be free of excessive jogs in alignment if possible. This should not preclude property lines which follow topographic features and other natural features such as stream corridors, ridgelines, drainage areas, etc.

P13 Visibility of structures, preservation of natural land form and vegetation, topography, noise exposure, maintenance of rural quality and relationship to the surrounding properties shall be considered in preparing subdivision designs. Subdivision density, or number of lots, will ultimately be determined by these and other factors.

P14 Major developments, including subdivisions and use permits, shall be based on land and environmental sensitivity analysis prepared by an architect, landscape architect, land planner, or other qualified professionals.

P15 The designation of building envelopes shall be required on final maps where appropriate.

Policies for Hillside Subdivision

P16 Roads utilizing narrower width, one-way, and split-level road sections shall be encouraged to minimize scarring of the landscape.

P17 In the review of new subdivisions, particular attention shall be given to soils and geological problems in order to avoid the creation of unstable building sites.

Policies for Preservation/Conservation of Natural Resources

P18 Stream corridors must be kept free of structures and maintained in a natural condition, except for erosion and flood control measures and other uses compatible with stream corridors.

P19 Valuable natural features, such as streams and stream corridors, scenic corridors, meadowlands, ridge tops and hill tops, and significant stands of trees, shall be preserved and protected through imaginative planning, good conservation practices and, where appropriate, the dedication of open space, conservation or scenic easements.

Policies for Community Aesthetics

P20 Structures shall be designed to be subordinate to the natural land form. All building designs should conform to the shape and scale of the land and shall not be silhouetted against the skyline as viewed from any town or state scenic road, if feasible. The visual impact of the structure shall be mitigated either through reduction of building bulk, increased setbacks, or introduced screening such as landscaping. In general, hillside structures shall be designed to step down the natural hillside in order to achieve a low building profile and minimize grading.

P21 The use of natural materials (i.e., wood siding and field stone) is encouraged. Exterior colors shall blend with the surrounding natural landscape. The use of "earth tones" or natural finishes which blend with the natural background is encouraged.

P22 Landscaping shall be used to reduce visual impact of all structures and fences. Natural vegetation should dominate where possible. The use of native plant materials is encouraged. Landscaping plans and materials provide an informal character and smooth transition between buildings, parking lots, adjacent roadways and open areas.

P23 Large, bulky and unscreened structures shall be discouraged, particularly if they are visible from the road.

P24 Utility lines shall be installed underground to insure minimum disruption to the environment and disturbance to vegetation, particularly in scenic corridors.

P25 Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them.

Policies for Residential Land Uses

P26 Overcrowding of dwellings shall be prevented.

P27 Occupancy of land and dwellings shall be in balance with service facilities such as on-site parking, traffic capacity of access streets, and capacity of such utilities as water and sewage disposal.

P28 Adverse off-site impact on neighboring residences and the surrounding community shall be avoided.

P29 The owner of residential property is responsible for complying with all applicable Town codes, ordinances, and policies.

P30 Residential lands are intended for use by a single household occupying a main dwelling as the principal use of a parcel, together with uses and structures customarily accessory to the main dwelling.

P31 Accessory uses shall be clearly subordinate to the main residence and should be in keeping with the rural residential quality of the community.

P32 Accessory living quarters within the main dwelling or in a separate structure are appropriate on parcels large enough for these uses.

P33 The following also are compatible uses in residential areas: (a) conservation of natural resources; (b) agricultural pursuits; (c) horse trails, pedestrian and bicycle paths, and roads for local circulation; (d) utility lines and facilities necessary to serve the community; (e) low intensity recreational uses; (f) low intensity institutional uses. The following are uses which are not compatible: boarding houses, inns, bed and breakfast facilities, hotels and motels.

Policies for Commercial Land Uses

P34 Each commercial establishment shall be on a site which is adequate to accommodate all buildings, landscaping, storage for waste disposal, on-site truck loading, and off-road parking, except where joint use arrangements are authorized to substitute for on-site facilities.

P35 Parking spaces shall be grouped in moderate sized areas, and located close to the enterprises they are to serve. Traffic patterns shall be efficient and safe.

P36 Secure bicycle parking facilities shall be provided by commercial enterprises when appropriate.

P37 Sites shall be landscaped attractively; trees and other planting should be used to shield adjacent residential developments from activities on the properties; indigenous materials shall be used where practicable.

P38 Buildings shall be of moderate size and scale and designed and constructed of materials compatible with the pedestrian scale and rural character of the community.

P39 Night lighting in commercial areas shall provide for safety and identification, and shall be of low intensity, shielded from the view of passing traffic and adjacent residential areas.

P40 Intensity of use of a site shall be limited to that which is compatible with adjoining uses and in keeping with the rural village character of Woodside; the use should not generate traffic in excess of the capacity of the circulation system.

P41 Sites shall be designated and developed to provide safe, convenient, pleasant access for equestrians, pedestrians, cyclists and motorists.

P42 Convenience, retail and personal services uses meeting primarily the needs of the town residents shall be emphasized over office and administrative uses. Boarding houses, inns, bed and breakfast facilities, hotels and motels are not allowed.

Policies for Public and Private Institutions

P43 Institutional uses shall be limited to those which provide a non-commercial service or facility for local residents and contribute to the general well-being of the community.

P44 The intensity of use of an institutional site shall be limited to that which is compatible with adjoining uses and in keeping with the rural character of Woodside; the institution should not generate excessive noise or traffic.

P45 Institutions shall have access from arterial roads.

P46 Institutional buildings shall be of a size and scale compatible with the rural atmosphere of the community.

P47 Sites shall be landscaped attractively; trees and other plantings should be used to shield adjacent residential developments from activities on the properties; indigenous materials shall be used where practicable. In particular, parking areas shall be screened from view from roads and adjacent residential properties.

P48 It is desirable for the Woodside school district to serve primarily the students of Woodside.

P49 The Town shall have a Town Hall adequate to serve the needs of the Town.

Policies for Parks and Recreation

P50 Parks and recreational areas, when needed, shall be planned, developed, and used in a manner which is in keeping with their rural setting and compatible with uses on adjacent lands.

P51 Recreation areas shall be located and designed so that access by pedestrians, equestrians, and bicyclists is encouraged.

P52 Natural open-space recreation land within the Planning Area should be carefully managed and uses controlled to ensure that vegetation, soil, wildlife, and visual qualities are protected and, where necessary, enhanced. The concepts and principles of the Conservation Element should be observed in park use and management.

P53 Use of park and recreation areas shall be controlled to limit noise and motor vehicular traffic both internally and externally.

P54 It is Town policy to utilize volunteers and private funds in combination with public funds for acquisition, maintenance and operation of recreation facilities.

P55 Local recreational programs shall be responsive to the needs of residents.

P56 Public recreation facilities and programs shall be provided when needed to supplement private facilities and programs.

P57 Public school facilities should be available for community recreational use. If new schools are considered, sites should be adequate to accommodate local public recreation activities in addition to school uses.

Policies for Adjacent Lands in Woodside's Planning Area

P58 The Woodside Planning Area is a key location in the region and provides important natural and aesthetic resources to the Town of Woodside and the subregion. Changes proposed for developed adjacent lands should reflect the environmental conditions of the site and the surrounding area, and should retain some areas in open space.

P59 Jurisdictions in the subregion should participate in cooperative planning efforts to assure that all affected parties have early input on proposed development of planning decisions.

P60 Appropriate uses for undeveloped adjacent lands are open space, agriculture and equivalent land uses.

P61 Park lands and recreation areas should be maintained in their natural state as much as possible, and should provide for low-intensity recreational use.

P62 Stanford lands should be considered as buffer or transition areas between urban and rural lands.

P63 Performance standards should be established for all proposed uses on Stanford lands in the Planning Area.

P64 Land uses for Jasper Ridge and Searsville Lake are under study by San Mateo County. Both areas should be retained permanently as a biological preserve and general open space area.

P65 Land use for Guernsey Field is under study by San Mateo County, and should be maintained in low intensity recreational uses such as an equestrian park, an agricultural use or an academic use with equivalent low impact.

P66 Stanford Land Use designations in the Woodside Planning Area should be compatible with Woodside General Plan designations.

P67 The Stanford Lands Area Plan should be prepared by San Mateo County in conjunction with Stanford and all of the affected communities in the subregion. The Area Plan should include compatible General Plan designations that the County, Stanford and local jurisdictions mutually define, as well as specific land use and resource management policies.

P68 Stanford lands should remain within spheres of influence of incorporated communities to promote mutual planning and land use compatibility.

P69 Woodside policies related to Stanford lands apply to interim as well as permanent land uses.

2108 PROGRAM OBJECTIVES

01 An inventory of streams and other water sources will be created.

02 New development will be reviewed for conformity with design policies.

03 The Town will continue its cooperation with the Woodside Elementary School District in the provision of recreational programs.

04 The Town will continue its cooperation with San Mateo County in planning for the future use of Wunderlich Park, Huddart, and Edgewood Parks.

05 The Town of Woodside will continue its cooperation with the City of San Francisco in planning for limited recreational use of the San Francisco watershed lands.

06 The Town will continue its program of securing dedication of easements and promoting acquisition, development and maintenance of equestrian trails and pathways. (See also the section on Trails in the Circulation Element.)

07 An inventory of structures of historic or architectural significance and an historical element of the General Plan will be created.

ENVIRONMENTALLY SENSITIVE AREAS

2109 The purpose of the "environmentally sensitive" area designation is to identify those areas of the Town which contain significant developmental constraints. That information will be used when considering land development or for assessing the impact of development.

2110 Development constraints most often will dictate the number of building sites or intensity of development of land. Each area has constraints that require special planning consideration. The presence of one or more of these constraints, therefore, will reduce the allowable density in any zoning district.

2111 Environmentally sensitive areas may contain the following constraints: steep slopes, geological hazards, lack of water supply, fire hazards, poor road access, excessive noise exposure, flooding, proximity to stream corridors, significant biological resources, or major scenic corridors and viewsheds.

2112 The majority of these areas occurs in the steeper western foothills of the Santa Cruz Mountains and along the main trace of the San Andreas Fault zone. However, some of the sensitive lands may be found west of and adjacent to the I-280 scenic corridor. Most areas are partially developed with single family dwellings and accessory uses. Two significant areas, Summit Springs, located in the western foothills, and the lands located immediately southwest of I-280, are undeveloped.

2113 The following are designated environmentally sensitive areas:

2114 Greer Road Area. This area includes the lands between the Rancho Canada Subdivision and Kings Mountain Road, which are dependent upon Greer Road for access. West Union Creek flows through the area. These lands are heavily wooded and have problems of access because of the narrow widths of pavement and right-of-way for Greer Road and other physical constraints making road widening extremely difficult; any general widening of the roadway would have adverse environmental impact. In addition, Greer Road is a "dead end" road with no adequate turnaround. Emergency vehicle access and operating problems are particularly severe. In addition to access problems, terrain and geologic hazards impose severe limitations on development of these two parcels. Although some improvements have been made (1975), water supply is deficient for fire protection. The main Woodside trace and the West Union Creek traces of the San Andreas fault system run through the area. Parcels in the southern part of the area are now developed for residential use. There are two large parcels in the northern part — one of 86 acres with a residence and accessory buildings and the other a 22 acre undeveloped parcel. Potential for additional development is limited. Any additional development should be planned with great care and measures taken to maintain the character of the area and improve safety of access. Steps to improve water supply are encouraged.

2115 Josselyn Lane Area. This area includes lands dependent upon Josselyn Lane for access. Access is poor: narrow road-width, poor alignment and short curves impairing sight distance, create hazards for all traffic, particularly for emergency vehicles. Water supply is substandard for both fire and domestic purposes through most of the area. Parts of the area have "moderately high susceptibility to landsliding" and the Woodside master trace of the San Andreas fault system extends through the area. Most of the existing parcels are developed for residential use. Any additional development should be planned with great care and measures taken to maintain the character of the area and improve safety of access. Steps to improve water supply are encouraged.

2116 Woodside Oaks - Oak Hills Acres - Summit Springs. This area divides into two parts: a lower part consisting of the Woodside Oaks and Oak Hill Acres subdivisions, with residences on most of the lots, and an upper part, Summit Springs, consisting of an undeveloped 620 acre parcel.

2117 The existing subdivisions are characterized in these ways: lots too small for the terrain conditions; slope instability problems; road and drainage problems because of steep terrain and inadequate design and improvement in the original development. Summit Springs Road, a public road, and Oak Hill Drive, a private road, present special problems because of excessively steep grades.

2118 The 620 acre area known as Summit Springs presents particularly difficult development problems because of steep terrain, slope stability problems, and excessively steep grades on Summit Springs Road and Oak Hill Drive, which are the only existing roads leading to the parcel. Because Oak Hill Drive is a private road the access problem could be compounded because of the diverse property interests involved. Heavily wooded, steep sided canyons divide the parcel into a number of separate parts. Areas with landslide or slope stability problems should be kept free of structures. Development potential is further limited by impervious soils which may not permit adequate percolation necessary for individual septic tank disposal.

2119 Woodside Country Club-Portola Hills Area. This area consists of all of the lands south of La Honda Road between Portola Road and Skyline Boulevard except for the Phillip Road Subdivision and public lands. The area is characterized by problems of access, water supply, and slope instability. Most of the area was subdivided prior to 1920 and the road and lot patterns present many problems. Except for Old La Honda Road, all roads are private. Although most of the parcels are developed for residential use, some vacant parcels remain. In some cases additional development may not be feasible because geologic hazards are coupled with other problems. In all cases additional development should be approached with extreme care and measures taken to avoid hazardous areas, protect natural resources, establish procedures and organization for road maintenance, and improve safety of access and water supply.

2120 San Andreas Fault Zone (South of Kings Mountain Road). This area includes lands south of Kings Mountain Road, through which pass the Woodside, Vineyard, and Los Trancos traces of the San Andreas fault system. In addition to the constraints on development imposed by these faults (see Natural Hazards Element), portions of this area are subject to flooding, and some parts have a high water table. Several creeks flow through the area and, for any future development, measures to protect these streams and the associated riparian vegetation should be required. (See Open Space Element and Natural Hazards/Safety Element.)

2121 Kite Hill and Woodside Canyon (Meadow Vista). This area presents development problems because of limited access, steep terrain, potential slope instability, and some identified landslides. The area divides into two distinct parts along an identified fault: an upper portion underlain by serpentine and a lower steeper portion underlain by sandstone. It is an excellent example of differences in landscape character caused by underlying rock formations.

2122 The upper and less steep portion is a serpentine landscape area which supports an abundance of wildflowers and other plants which have adapted to the serpentine land. Prior to the construction of I-280 it was part of a large serpentine landscape area which included Open Space Lands Area No. 6 marked for Preservation of Natural Resources in this Plan. Because of the limited extent of serpentine landscape remaining in a relatively natural state in the Bay Region, special measures are appropriate to conserve the essential qualities of these areas. A portion of this area was subdivided in 1978 (Meadow Vista Subdivision) and, as a condition of approval of this project, the Town received a wildflower preserve and other open space easement and trail dedications.

2123 A major portion of the heavily wooded steep portion of this area sloping down to Redwood Creek is in the Scenic Corridor along I-280; special measures should be taken to protect the visual qualities and to maintain vegetative cover to control erosion. Areas identified as "landslide" or with severe slope stability problems should be kept free of structures. (See Circulation Element, Natural Hazards/Safety Element and Conservation Element).

2124 Moore Road Area comprises lands dependent on Moore Road for access. It is identified as an environmentally sensitive area primarily because of noise exposure, its location within the I-280 scenic corridor and the narrowness of Moore Road, a private road which presents problems of safety particularly for emergency equipment operation. In addition, although most of the area is classified as "least" and some as "low" susceptibility to landsliding, some small landslides have been identified, a common condition within these landslide susceptibility categories. A substantial part of the area is in the scenic corridor of I-280 which is designated as a Scenic Highway (see Circulation Element). The traffic access-safety problem may not be severe for the existing developed properties, but it imposes restraints on subdivision and development of acreage properties which otherwise could be subdivided. Because Moore Road is a private road, concurrence of abutting property owners is required for any changes or improvements.

2125 Skywood Acres. This area includes the lands north of La Honda Road, south of Wunderlich Park and east of Skyline Boulevard. The primary constraints to development in this area are steep slopes and potential landslide problems. The general topography is steep and the hillsides are wooded. The Town Geology and Geologic Hazards Map identifies several active, dormant and old landslide features concentrated in the eastern portion of this area. Existing landslide features may reactivate under heavy precipitation or seismic shaking.

2126 Other potential constraints include expansive surficial and bedrock materials. Concentrated runoff as a result of residential development could also lead to erosion problems on steep slopes. The Pilarcitos fault zone (of unknown activity) runs north-south through the area. Alambique Creek flows west-east through the area.

2127 The Skywood area is fully developed; however, additions to existing development should reflect the constraints identified. Structures should be located on flatter areas of sites. Detailed geotechnical investigations should be performed for proposed structures on or adjacent to mapped landslide features or the Pilarcitos fault zone. Drainage should be carefully planned, and drainage channels kept well-maintained and cleared.

2128 Southwest of I-280. This is a 130-acre, vacant parcel located southwest of I-280. It is approximately midway between the intersections of Sand Hill Road, Woodside Road and I-280.

2129 The area is characterized by steep slopes (20-25% of the site contains slopes in excess of 35%), deeply incised creek corridors and swampy areas, potential external and internal access problems (such as difficulty in crossing creeks and surmounting steep areas), some moderate amount of slope instability, a high degree of visibility from the I-280 scenic corridor, and potential noise problems associated with vehicular traffic along the I-280 route. Land form and plant communities remain in a natural state.

2130 Runnymede Lands and South of Raymundo Drive - an environmentally sensitive area West of Runnymede Road. This area is in the I-280 scenic corridor and is highly visible from I-280. Portions of the area are exposed to noise levels of 60 and 65 Ldn's. A significant portion of this area is in its natural state, featuring grasses, stands of oak and gentle foothills. The overall impression of the area embodies the rural character of Woodside. Town Geological maps indicate that an inactive trace of the Canada Fault and potential landslides are located on the property. (As amended by Resolution No. 1989-4608, adopted 08/15/89)

FLOOD PLAIN AREAS

2131 Flood plains are defined as areas subject to flooding on the Town's Flood Boundary and Floodway Maps. These maps are the Federal Flood Insurance Rate Maps prepared by the Department of Housing and Urban Development in 1979. Portions of major creeks in Woodside are designated flood plains, and require special consideration when development is proposed. Most of the flood plain areas are in the southern part of Woodside, along Alambique, Sausal and Corte Madera Creeks. A small section of West Union Creek in central Woodside also is in the flood plain.

2132 Historically, flooding has not been severe in Woodside. However, the Town requires permits for construction within the floodplains, and establishes standards for individual development projects and subdivision with flood plains.

2133 RESIDENTIAL DENSITY STANDARDS

Zoning districts are established in order to provide a range of adequate housing opportunities and a high degree of environmental quality for all segments of the community; they are designated in Table 1.

TABLE 1
ZONING DISTRICTS

Residential Land Use Designation	Minimum Lot Size	Purpose
Special Conservation Planning-5	5 acres or larger	To provide for reduced human densities for lands with such characteristics as steep hillsides, geologic hazards, difficult road access, and soil and water problems.
Special Conservation Planning-7.5	7.5 acres or larger	To provide for reduced human densities for lands with such characteristics as steep hillsides, geologic hazards, difficult road access, and soil and water problems. The SCP-7.5 district has a greater number of constraints than the SCP-5 district.
Special Conservation Planning-10	10 acres or larger	To provide for reduced human densities for lands with such characteristics as steep hillsides, geologic hazards, difficult road access, and soil and water problems. The SCP-10 district has a greater number of constraints than the SCP-7.5 district.
		To implement the policies of the Open Space Element, principally to open space for the preservation of natural resources, outdoor recreation, and public health and safety.
Rural Residential	3 acres or larger	To preserve the Town's primarily rural, single family character.
Suburban Residential	1 acre or larger	To provide for suburban land or uses within the Town's predominantly rural setting.
Residential	20,000 square feet or larger	To provide a higher intensity of suburban residential uses and to acknowledge a land use pattern which existed prior to the incorporation of the Town.

Open Space Land Use Designation	Minimum Lot Size	Purpose
Open Space Districts OSH (Open Space for Health and Safety) OSN (Open Space for Preservation of Natural Resources) OSRL (Open Space for Low Intensity Outdoor Recreation) OSRM (Open Space for Medium Intensity Outdoor Recreation) OSM (Open Space for Managed Production of Resources)	None	To implement the policies of the Open Space Element, principally to conserve open space for the preservation of natural resources, outdoor recreation, and public health and safety.

(As amended by Resolution No. 1989-4636, adopted 12/04/89)

COMMERCIAL LAND USES

2134 Two centers for commercial uses are recognized and indicated on the Plan Diagram. One of these is the Town Center on Woodside Road; the other, the Skylonda Center on Skyline Boulevard at La Honda Road.

2135 The Town Center Commercial Area is more specifically defined in the Town Center Plan. Lands within the Town Center are for stores, offices, specialty shops and consumer service establishments needed to provide reasonable and accustomed services to local residents. Typically, these stores and services provide for convenience shopping needs such as grocery, drugs, hardware and cleaning, while the purchase of larger items such as furniture, appliances and automobiles occurs in the more urban and larger adjacent communities. Provision of these services should be emphasized in future planning, so that these uses stay in balance with office and administrative uses. In addition to retail and service establishments, this is also an appropriate location for public and private institutions serving the entire community. It is expected that change and development within this part of the Town Center will continue to be gradual, and that it will take place by a combination of private initiative and public action.

2136 Recent Town Center studies have identified issues and alternatives for Town Center planning. Parking deficiencies, traffic circulation and access, and the provision of equestrian and pedestrian paths are problems and need to be addressed. The Town of Woodside acquired two parcels in the Town Center in 1979; their future use should be determined.

2137 The Skylonda Center includes properties along both sides of Skyline Boulevard north of La Honda Road, as indicated on the Plan Diagram. Its primary function is to offer convenience goods and consumer services to nearby residents. Appropriate uses in the Skylonda Center include stores and shops providing convenience goods and consumer services, and small offices. Careful review of appearance, intensity of use, parking, sewage disposal, and water supply will be made before any expansion of activities in this Center is permitted.

2138 The Skylonda Center Plan augments the Town's General Plan policies and goals for the project area. The Plan sets forth specific policies for buildings, landscaping, site development, sign design, lighting, circulation, and land use and development. The Plan promotes maintenance of the existing physical scale and visual informality of the retail center.

PUBLIC AND PRIVATE INSTITUTIONS

2139 Existing institutions and sites held for institutional development are indicated on the Plan Diagram. These include schools, fire stations, a library, churches, and local governmental buildings.

Description

2140 Public Schools

Elementary school service to the Planning Area is provided by four separate elementary school districts: Woodside, Las Lomitas, Portola Valley and Redwood City. Each district serves grades kindergarten through eight.

The major portion of the Woodside Elementary School District, which is the dominant district in Woodside, lies within the Town boundaries. It has one school on a fourteen acre site located on Woodside Road near the Town center.

2141 The entire Planning Area is within the boundaries of the Sequoia Union High School District. Public school students from Woodside attend the Woodside High School, located near the corner of Woodside Road and the Alameda de las Pulgas in the unincorporated area.

2142 The entire Planning Area is within the boundaries of the San Mateo Community College District. The Canada College Campus, located on Farm Hill Boulevard, serves the Redwood City-Woodside-Portola Valley area.

2143 Most of the schools should provide community services, and make their facilities available for a wide variety of public uses.

Churches

2144 Seven churches are shown on the Plan Diagram. The two churches within the Town of Woodside are the Woodside Village Church, located on Woodside Road, and St. Marcella's Mission, on Canada Road. Additional churches may be needed to serve the future population; however, no specific sites are indicated in this Plan.

Fire Stations

2145 The majority of the Woodside Planning Area is in the Woodside Fire Protection District, with its main station located on Woodside Road near the Town Center. Fire protection is also provided by a Woodside FPD substation in Portola Valley, by California Division of Forestry stations in Skylonda and in the Emerald Lakes area, and by mutual aid agreements with Redwood City, the Menlo Fire Protection District, and Stanford University. (For further information on fire protection, see the Natural Hazards/Safety Element of this General Plan, and the Background Report on that Element.)

Library

2146 The Woodside Library, a branch of the San Mateo County Library, is located on Woodside Road.

Town Government Offices

2147 The Town shall have a Town Hall adequate to serve the needs of the Town, and on a site large enough to accommodate the buildings, parking and open spaces needed. It should be located so as to be readily accessible to pedestrians, bicyclists, and equestrians, as well as motorists.

OPEN SPACE USES

2148 Open space uses indicated on the General Plan Diagram are defined and described in the Open Space Element.

ADJACENT LANDS

2149 Adjacent lands, those lands beyond Town limits but in Woodside's Planning Area, comprise private and public lands which are both developed and undeveloped. They are important to the Town and the subregion for various reasons: They provide a buffer or a zone of transition between Woodside and the surrounding areas; they contain important natural and aesthetic resources that contribute to Woodside's quality of life; or they have environmental constraints such as steep or unstable slopes which, if developed improperly, could adversely affect the area.

2150 For developed lands, any changes or intensification of land uses should reflect the environmental conditions of the site and the surrounding area. For undeveloped lands, open space, agricultural and equivalent land uses are most appropriate. Parklands should be maintained in their natural state as much as possible, and should provide for low-intensity recreational use. Intensity of recreational development, suitability of access, and sensitivity of the terrain sould be considered in park planning. (See the Open Space Element of the General Plan for descriptions of these areas and proposed actions for their preservation as open space.)

2151 Jurisdictions in the subregion should participate in cooperative planning efforts to assure that all affected parties have early input on proposed development or planning decisions.

2152 Adjacent lands and their locations are as follows:

Areas of Influence assigned to the Town.

2153 Stanford Lands: These lands include Jasper Ridge Biological Preserve and Searsville Marsh, part of the Stanford Linear Accelerator (SLAC), and Guernsey Field. Land uses include agriculture, recreation, and nature study. The Jasper Ridge Biological Preserve and SLAC are designated "Academic" in Stanford's 1980 Land Use Plan. Guernsey Field is designated "Special Study Area—Future use not determined; land may be suitable for mixed use; may or may not include academic uses."

2154 The Woodside General Plan Land Use map designates the Jasper Ridge Biological Preserve as open space. Guernsey Field and SLAC are under study by San Mateo County.

2155 Stanford lands have important aesthetic and natural resource value to Woodside and the surrounding area. Lands west of I-280 along Sand Hill Road serve as a visual gateway to the rural setting of Woodside and the hills beyond. Preservation of these resources is encouraged. Any changes proposed by Stanford should take these resources into account, and should be planned in cooperation with the surrounding communities. Recreational, agricultural or equivalent uses may be considered appropriate in these areas.

2156 Other major lands in this category are:

The Phleger Property
Bear Gulch Watershed
Huddart Park
Huddart Park Extension
Redwood Park Area
Bear Gulch Road Area
Canada College
Wunderlich Park

Areas within other incorporated jurisdictions or their spheres of influence.

2157 Bear Gulch Reservoir, within the Town of Atherton Stanford Lands east of I-280, within the City of Menlo Park Edgewood County Park, within the Town and Redwood City's sphere of influence

Lands in the unincorporated area of San Mateo County not assigned to any sphere of influence.

West of Skyline
San Francisco Watershed Lands

OPEN SPACE

OPEN SPACE

TABLE OF CONTENTS

	Page
INTRODUCTION	27
Concepts and Definitions	27
Use of Easements for Open Space Preservation	28
GOALS	29
Goals	29
POLICIES	30
PROGRAM OBJECTIVES	32
Objectives for Open Space Conservation and Protection	32
Objectives for Stream Protection	32
Objectives to Conserve General Open Spaces	33
THE SYSTEM OF OPEN SPACES AND OPEN SPACE ACTION PROGRAM	34
Overview	34
Linear Open Spaces	34
General Open Spaces	36
Open Spaces in Residential Areas	36
Open Spaces in Commercial Areas	37
Other General Open Spaces	37
OPEN SPACE LANDS	39
Open Space Lands for Public Health and Safety	39
Open Space Lands for the Preservation of Natural Resources	44
Open Space Lands for Outdoor Recreation	48
Open Space Lands for the Managed Production of Resources	56

2200 OPEN SPACE

INTRODUCTION

2201 Woodside, like neighboring communities of similar character, provides a significant open space transition area between the more urban Midpeninsula bay plain and the fragile open lands sloping westward from the Skyline Ridge to the San Mateo County coast. Therefore, the preservation of the open space resources in the Woodside Planning Area and similar neighboring communities is important to the environmental quality of the Bay Region.

2202 Throughout the Bay Region dense urbanization has extended along the flat lands and often indiscriminately onto the hillsides. Such urbanization has severely limited opportunities in the Bay Area for living in a rural atmosphere and has created significant environmental degradation. Intense urban development isolates people from beneficial contact with the natural environment and creates undesirable impacts such as heavy traffic, noise, and a degraded air quality. Intensive grading and construction may cause accelerated erosion and increased flooding and siltation. Extensive removal of vegetation impairs reoxygenation needed to maintain air quality. It is essential, therefore, that Woodside continue to conserve open space resources which form part of a regional system which benefits people and preserves ecological resources.

2203 This Open Space Element includes a definition of open space policy, identifies specific open spaces, and provides an action program for conservation of open space resources. If the open space character of the Woodside community is to be preserved, both public and private efforts are essential.

Concepts and Definitions

2204 Open space means many things to many people and has many scales and many forms. It can be a wooded mountainside, rolling grass covered oak studded hills, streamside areas, a local park, a scenic road, or the intimate open spaces of one's "own backyard." The open space aspects of "air space" also have significance in the sense that open vistas add dimension and space to hillside and valley floor sites.

2205 Open space, then, is a three dimensional concept defined as all of the space above the surface of the earth which is not occupied by structures.

2206 Open space land is any parcel or area of land or water essentially unimproved and designated in this plan for any of the open space uses defined in Section 65560 of the Government Code of the State of California. These open space uses include open space for: health and safety; natural resource preservation; outdoor recreation; and managed production of natural resources.

General Open Spaces are associated with residential, institutional, and commercial uses. These open spaces serve a variety of functions.

2207 In this Plan the many scales and forms of open space are treated as a system of open spaces. Each component of that system has a function in the maintenance of an environment that contributes to the quality of human experience. This philosophy of a complex, interdependent system of open spaces is basic to this Element.

Use of Easements for Open Space Preservation

2208 As a condition of approval for development projects the Town may require the dedication of open space. These easements have two purposes:

1) to protect the natural vegetation, terrain, watercourse, historic and cultural resources, scenic vistas and wildlife, and

2) to prevent or limit drainage, erosion, geologic hazards and water quality problems.

2209 These resources are protected through the dedication of certain rights of development and use to the Town, in the public interest, while the land remains in private ownership. These protective easements are deemed to be an important adjunct to the implementation of the Town's primary planning goal of maintaining its rural quality.

The categories of protective easement are as follows:

2210 Open Space Easement

The purpose of this easement is to protect the general open space features of a particular property or portion of the community. Open space easements may contain features of conservation and scenic easements. Open space resources are defined pursuant to California Government Code Section 65560 as follows:

1) Open space for the preservation of natural resources.

a) Open space easement for the conservation of natural resources:

The purpose of this easement is to protect specific natural resources or natural features, including stream corridors.

b) Open space easement for the preservation of scenic resources:

The purpose of this easement is to preserve and protect specific resources of outstanding scenic values.

2) Open space for the managed production of resources.

3) Open space for outdoor recreation.

4) Open space for public health and safety.

2211 Development in open space easements will be less than that allowed in the applicable zoning district. Generally, low intensity activity such as trails, pasturing or minimal planting of native plants are allowed in these easements, while most structures are not.

2212 **GOALS**

G1 To conserve open space resources in the Woodside Planning Area with spaces ranging in size from hundreds of acres to small open spaces on individual parcels, while permitting development in harmony with the rural residential character of the Town.

G2 To protect and preserve those areas necessary to the integrity of the natural processes with special emphasis on, but not limited to, the water regimen.

G3 To protect and preserve open spaces vital for wildlife habitat and other areas of major or unique ecological significance.

G4 To protect the natural beauty and minimize disturbance of the natural terrain and vegetation.

G5 To permit existing agricultural uses to continue, and to conserve lands most suitable for agricultural uses while allowing residential occupancies.

G6 To provide open space for recreational needs and for the preservation of buildings and sites of archeological, historical and cultural significance.

G7 To conserve the visual resources of the community, including the important vistas, such as those of the western hillsides as seen from the valley below, and those of the valley as seen from the hillsides.

G8 To preserve open space where necessary for protection of the public health and safety.

G9 To provide open space to shape and guide development and to enhance community identity.

2213 POLICIES

P1 Open spaces that contribute to the quality of living for both local and Midpeninsula residents require special attention in open space conservation. Areas that fall into this category, which may be in the Town's corporate limits or sphere of influence, include:

a. Areas of visual dominance.

b. Scenic and conservation corridors.

c. Areas of special ecological significance.

d. Recreational lands.

P2 Areas hazardous to the public safety and welfare should be open or predominantly open (see Natural Hazards/Safety Element). This category includes:

a. Fault zones-bands on each side of known active fault traces wide enough to include lands subject to probable ground rupture or ground failure.

b. Areas subject to landslide or with severe slope instability problems.

c. Streams and other areas subject to flooding by the "100 year" storm.

d. Areas of high fire risk.

e. Areas of high noise exposure.

P3 Open spaces shall be linked visually and, where physically possible, shall form a system of open spaces. Where appropriate, trails shall connect open space areas. Dedication of easements shall be encouraged or required as lands are developed and built.

P4 A variety of vistas shall be provided and preserved, ranging from small enclosed private views to more distant views shared by many people.

P5 Development on private lands should be planned and designed to provide for preservation of open space.

P6 The dominant features of the Planning Area contributing to the open quality are the natural land forms and vegetation. Structures should be subordinated to the site.

P7 The scale of building, the siting of structures, and the design and materials of construction shall be harmonious with the natural setting so that the visual quality of open spaces will not be unreasonably impaired.

P8 Natural resources other than water shall not be extracted.

P9 Both public and private efforts should be directed to preserving open space values of historical landmarks.

P10 Stream corridors shall be left in an open, natural condition, except for structures or uses which are compatible with stream corridors.

P11 In the design and development of new subdivisions the following types of areas and features shall be preserved as open spaces to the maximum extent feasible: high hazard areas, scenic and trail corridors, streams, streamside vegetation, other significant stands of beneficial native vegetation, and other areas of special ecological significance.

P12 The Town will use its implementing ordinances, such as subdivision and zoning, to assure that valuable open space resources on both public and private properties will be preserved.

P13 The Town recognizes that open space lands for medium intensity recreational use are located in environmentally fragile areas and are therefore not to be expanded or changed in a way that intensifies activity on the land. (As amended by Resolution No. 1989-4625, adopted 10/23/89)

2214 PROGRAM OBJECTIVES

Program Objectives for Open Space Conservation and Preservation

01 Establish an open space education program through the Town's Conservation Committee.

02 Review all proposals for rezoning, conditional use permits and variances for impact on open space resources; where appropriate, impose conditions designed to preserve open spaces in conformity with General Plan.

03 Review all applications for divisions of land and impose pertinent conditions to ensure preservation of open space for health and safety, natural resource preservation, and other open space uses; give special emphasis to hazard reduction and protection of streams and streamsides. Where appropriate, require dedication of open space, scenic or conservation easement.

04 Review applications for building and grading permits to ensure conservation of open space for health and safety. (See also Natural Hazards/Safety Element).

05 When the Council deems it to be in the public interest, the Council will study and determine the feasibility of utilizing private and/or public funds for purposes of open space conservation and/or preservation.

06 Periodically update the Action Program to reflect changing conditions.

07 Cooperate with land owners in exploring methods of reducing taxation on lands dedicated to open space uses.

08 Review zoning upon request by property owner and consider rezoning for open space uses.

09 Accept open space easements or development rights granted to the Town by land owners.

Program Objectives for Stream Protection

010 Maintain adequate building setbacks from stream corridors. Maintain natural streambank slopes and contours.

011 Control removal of riparian vegetation except for noxious plants.

012 Require dedication of conservation easements in new subdivisions abutting on creeks.

013 Ensure proper management of lands traversed by, or abutting upon, streams.

Program Objectives for Conserving General Open Spaces

Some of the actions listed below apply to open spaces in all use categories; others apply only to specified categories.

014 Review and, as necessary or appropriate, revise zoning regulations for residential districts to incorporate provisions requiring parcel size to increase as steepness of terrain increases.

015 Review and, as necessary or appropriate, revise subdivision and site development regulations to require dedication of open space easements covering identified high hazard areas and areas of significant natural resource value.

016 Review and, as necessary or appropriate, revise Town Center Plan to establish open space standards and requirements.

017 Give specific attention to open space conservation in review of all applications for development.

THE SYSTEM OF OPEN SPACES AND OPEN SPACE ACTION PROGRAM

2215 This section of the Open Space Element includes a description of the open space system and actions the Town intends to take to preserve or protect the open spaces making up the system. An overview of the system is followed by a description of its separate components. Actions are listed directly following the components to which they relate. In the main, the program relies upon regulation (and regulation coupled with required dedications) to conserve open spaces within the Town limits.

Overview

2216 The Woodside Planning Area constitutes an open space area important not only to local residents but to the larger population of the Midpeninsula and the Bay Region. The entire Planning Area has an open space quality because of the combination of large areas of open space lands, large institutional sites with significant open spaces, and low density residential uses occupying the major portion of the developed land area. With this combination of land uses in a beautiful natural setting — wooded mountainsides, oak studded hills and open fields — the Planning Area provides visual relief from the more highly urban areas along the Bay and a transition to the more rural area west of the Skyline Ridge.

2217 Major open spaces in the Planning Area include the watershed lands of the City of San Francisco and the Phleger property on the northwest; the large expanse of wooded open space lands on the southwestern hillsides leading to the scenic corridor along Skyline Boulevard, Jasper Ridge Biological Preserve including Searsville Lake and other presently open lands of Stanford University on the southeast. The major open spaces and smaller areas of open space lands are indicated on the Plan Diagram and described in subsequent paragraphs under the heading "Open Space Lands." Except for relatively small areas of commercial, institutional, and suburban residential uses, the balance of the Planning Area is designated for rural residential uses on three acre or larger parcels.

Linear Open Spaces

2218 The scenic roads and highways and the trail system (described in the Circulation Element), the earthquake fault system (described in the Natural Hazards/Safety Element), and the streamsides of the creeks comprise very important linear open spaces linking the larger open space lands and the open spaces on residential, institutional and commercial properties. The stream system is described below.

2219 In some cases streams flow through areas defined in this Element as Open Space Lands; in other cases they flow through residential, institutional or commercial lands and the streams and streamsides are part of the system of General Open Spaces. The streams and streamsides comprise an interconnecting riparian habitat and provide corridors for the movement of wildlife. They also provide visual links because of the riparian growth along most of the streams. Some streamsides provide space for trails and paths. The streams in the Planning Area are quite varied in character. Some reaches are in steep gulches; others are incised in relatively flat terrain. All are classed as intermittent by the U.S. Geological Survey.

2220 Streams draining the major portion of the Planning Area flow into San Francisquito Creek. West Union Creek is fed by waters from three unnamed gulches north of Huddart Park, McGarvey Creek, and creeks in Squealer Gulch, Tripp Gulch and Appletree Gulch south of Huddart Park. All of these streams flow into West Union Creek above its junction with Bear Gulch Creek. The latter creek originates in Bear Gulch, and waters not diverted to the California Water Service Company reservoir flow easterly across the San Andreas fault zone and then turn north to be joined by West Union Creek. Bear Gulch Creek then turns east and south to join with the southerly flowing Dry Creek and then continues southeast to join with San Francisquito Creek a short distance below Searsville Lake.

2221 Drainage from lands in the area south of Bear Gulch Road flows into Searsville Lake. Dennis Martin Creek, Bull Run Creek, and a creek in Neils Gulch join with Alambique Creek and flow into a large marsh above Searsville Lake. Corte Madera Creek, with a large drainage basin mainly in the Portola Valley Planning Area, and Sausal Creek also flow into the marshlands adjoining Searsville Lake. From these marshes, water moves into Searsville Lake, and then flows out to form San Francisquito Creek, which flows easterly through Stanford lands to the San Mateo-Santa Clara County boundary and thence northerly entering San Francisco Bay near Palo Alto Airport.

2222 Streams in the balance of the Planning Area flow to the San Francisco Bay either through Redwood City or Atherton. A major branch of Redwood Creek begins in the area north of Laning Drive. Minor streams originate in the area between Whiskey Hill Road and Moore Road. These streams are tributary to the water course flowing through Atherton to the San Francisco Bay.

2223 Significant streams in Woodside are protected from most development along their banks to retain their natural qualities and to maintain the region's network of waterways. Appropriate land use and control of development on hillsides and streambanks are essential to prevent widespread damage in the lower reaches of the creeks through siltation (from upstream erosion), flooding, and loss of flow in the creeks in the dry seasons. Effects of inappropriate use and development in the steep portions of the watershed would be immediate. Noticeable impact on downstream areas might be delayed but

would be inevitable. For these reasons many of the open space proposals are conditioned by concern for preservation of the natural drainage system.

General Open Spaces

2224 Included under this category are the open spaces within the areas designated on the Plan Diagram for residential, commercial and institutional uses. These open spaces serve a variety of functions including:

1) protection of health and safety by,

   a) assuring adequate space around buildings for light, air, privacy and fire safety, and

   b) keeping high hazard areas free from structures for human occupancy;

2) protection of natural resources such as vegetation, marshland, streams and streamsides, and thereby,

   a) providing habitat for many species of animals,

   b) increasing ground water recharge, and

   c) reducing erosion;

3) provision of spaces for recreation as an adjunct to residential and institutional uses;

4) protection of scenic views; and,

5) provision of space for agricultural pursuits where soil and terrain are suitable.

2225 Significant open space is and will be conserved by the yards, courts and other open spaces required under Town zoning on individual parcels and by scenic and conservation easements secured by dedication. In addition, streamsides, active surface faults, trails and roads provide connecting bands of open space linking small and intermediate scale open spaces on individual parcels to the larger open spaces provided by the area designated as Open Space Lands on the Plan Diagram. High hazard areas required to remain free of structures further contribute to the expanse of the open space system.

2226 Open Spaces in Residential Areas. Four categories of residential use are provided for in this General Plan — Special Conservation Planning, Suburban Residential, Rural Residential, and Residential. Within the areas indicated for

these uses on the Plan Diagram, open spaces are and will be maintained to serve the functions described in paragraph 2206.

2227 In the areas designated as Suburban Residential (including existing parcels of less than one acre and new parcels required to be one acre or larger), conservation measures and regulations are needed to protect existing vegetation and terrain features, and to limit overall building coverage. The small scale open spaces between and around structures should be maintained to prevent loss of environmental quality. High hazard areas should be kept free of structures for human occupancy; and new construction should not impinge on significant natural resources. (See Land Use, Seismic Hazards/ Safety, and Conservation elements for related policies and standards).

2228 Areas designated as Rural Residential (parcels required to be three acres or larger) include a wide variety of terrain. In this category, most of the lands presenting few constraints to development are now in residential use. Most of the lands remaining as open acreage, or as vacant lots in old subdivisions, present more constraints to development. Some areas designated Special Conservation Planning present multiple problems and are categorized as "Environmentally Sensitive" in the Land Use Element.

2229 In most of these sensitive areas, natural hazards have been identified including active and potential landslides, active fault traces, areas subject to flooding, and other hazards. In addition, heavy vegetative cover, steep canyons, stream channels, and other physical conditions dictate limited development and larger than minimum parcel sizes to insure conservation of natural resources and retention of visual quality. Available data are insufficient to allow precise delineation of all potentially hazardous areas or all significant natural resources areas. It is clear that substantial permanent open spaces will result through application of safety, conservation, and open space policies designed to keep development away from high hazard areas and areas of significant natural resource value. (See Natural Hazards/Safety Element, Land Use Element, and Conservation Element for additional definition of areas and policies.)

2230 Open Spaces in Commercial Areas. Open spaces in commercial areas serve the same general functions as in residential areas. In addition, they should provide space for off-street parking and places for casual conversation and relaxation for employees, customer, and clients of the shops and offices. It is important to recognize that all open spaces are not necessarily beautiful; some require effort, design, and control to prevent their being visually unattractive or excessively noisy.

2231 Other General Open Spaces. In addition to the open space functions identified in relation to residential and commercial uses, most institutional sites and commercial stables provide space for various forms of active recreation. Other land uses, such as institutional, educational, scientific and biological field

research, provide for various forms of open spaces uses. These uses should not require significant support buildings or structures.

OPEN SPACE LANDS

2232 The areas described below are to be preserved as open space lands under one or more of the categories of open space use defined by Section 65560 of the Government Code of the State of California. Almost all of these areas serve more than a single open space function to some degree. Each area is described under the State open space use category which reflects the dominant use.

2233 A listing of these areas and their open space use categories is shown in Table 2, following. This table also carries the area numbers shown on the Plan Diagram and references text paragraph numbers for descriptions of the areas.

2234 When utilizing a parcel of open space, the number, size and dispersion of structures shall be limited in order to preserve areas of open space and enhance the rural character of the open space. Division of any existing parcel of open space land is subject to Town subdivision regulations and requirements for conformity to this General Plan.
(As amended by Resolution No. 1989-4636, adopted 12/04/89)

OPEN SPACE LANDS FOR PUBLIC HEALTH AND SAFETY

2235 The areas described under separate headings below shall be preserved for public health and safety.

THE BEAR GULCH WATERSHED: AREA NO. 1

2236 The primary use of this area is watershed protection for health and safety. It is the main local source of water for the California Water Service Company, which supplies water to most of the Woodside and Portola Valley planning areas and communities to the east and south. Other characteristics support preservation of this area for health and safety: presence of geologic hazards, including identified landslides, debris flow areas, slopes in excess of 30% in parts of the area and high fire hazard. In addition, these lands are important for their natural beauty which provides substantial visual enhancement to Woodside and the Midpeninsula. This area also serves as an important wildlife habitat for all major local biotic communities. Bear Gulch Creek is the only creek within Woodside to support a trout population.

Actions for preservation:

1. Encourage the California Water Service Company to continue to maintain these lands as permanent watershed with effective watershed management practices.

TABLE 2
OPEN SPACE LANDS IN THE WOODSIDE PLANNING AREA

	Area Name	text reference paragraph no.	Open Space Category *				jurisdiction	Acreage
			health & safety*	preservation of natural resources*	outdoor recreation*	managed production of resources*		
1	Bear Gulch Watershed	2236	X	S	V-L		U-W	1,245
2	S.F. Watershed Lands	2237	X	S	S-L		U	23,000**
3	Bear Gulch Reservoir	2238	X				O	100
4	PG&E Lands—280 & Woodside Road	2239	X		S-L		W	20+/-
5	Jasper Ridge Biological Preserve	2242	S	X	V-L		U	1,215**
	Searsville Lake Marshlands		S	X	S-L		W-M	
6	Serpentine Landscape Province	2243		X	S-L		W	22
7	Farm Hill Site	2244		X	S-L		W	1
8	Native Plant Preserve	2245		X	X-L		C	14
9	High Road Site	2246		V			W	2
10	Dennis Martin Creek	2247		X			W	
11	Guernsey Field	2248		X	X-L	S	U	267
12	Sand Hill/Slac Tree Farm	2249		V		S	U	128
13	Thornewood/Schilling Lake	2250		X			W-M	148
14	Alambique Creek	2251	S	X	S-L		W	25
15	West of Skyline Lands	2252	X	X	X		U-M	* *
16	Joan Olsen Natural Preserve	2253		X	X-L		W	6.2
17	Huddart Park	2255	S	S	X-Med.		U	970
18	Edgewood County Park	2256	S	S	X-L		U	467
19	Redwood Park	2257	S	S	X		U	623
20	Southwest Huddart Park Extension	2258	S	S	X		U	159
21	Sandstone Caves	2259			X		U	* *
22	Phleger Property	2260	S	S	X-L	S	U	1,312
23	Wunderlich Park	2261	S	S	X-L		U-W	942
24	Bear Gulch Road Area	2262					U	
25	Skyline Corridor-Wunderlich Park	2263			X		U	
26	Tripp Road Site	2264			X		W	12
27	Alexander Donald Park	2265			V-L		W	

TABLE 2 (continued)

	Area Name	Open Space Category*						Acreage
		text reference paragraph no.	health & safety*	preservation of natural resources*	outdoor recreation*	managed production of resources*	jurisdiction	
28	Grounds of the Mounted Patrol	2268			X-L		W	23
29	Menlo Golf and Country Club	2268			X-Med.		W	137
30	The Family Farm	2268			X-L		W	63
31	Los Altos Hunt Pony Club	2268			X-L		W	12
32	Village Hill	2253.1		X			W	1.7
33	Summit Springs/Teague Hill	2253.2		X			W-M	624

X - Primary Open Space Use
S - Secondary Open Space Use
V - Visual Enjoyment Only
L - Low Intensity***
Med.- Medium Intensity

W - Woodside
U - Unincorporated
O - Other City
M - Midpeninsula Regional Open Space District
C - State of California

* The open space categories are intended to illustrate the uses of land designated as Open Space in the General Plan. These categories act as a guide to the placement of open space areas into their proper zoning districts, but are not equivalent to zoning districts.

** Only a portion of these lands are within the Planning Area,

*** The distinction between medium and low intensity recreational use is that medium intensity recreational uses have a sustained medium level of activity, including traffic generation, that is important to the normal functioning of the given land use whereas low intensity recreational uses generally have a low weekly level of activity associated with the normal functioning of the land use. Low intensity recreational uses may have medium levels of activity for special events that may occur no more than six times per year, providing those events are associated with the normal function of the land use.

(As amended by Resolution Nos. 1989-4625, adopted 10/23/89, and 1989-4633, adopted 12/12/89)

2. For the portion within Town limits, consider zoning for appropriate open space uses.

3. For the portion of these lands outside the Town limits:

   a) maintain liaison with the County of San Mateo and seek cooperation in establishing and maintaining regulations to preserve this area as open space; support other County actions designed to protect the area as a watershed.

   b) maintain liaison with adjacent property owners

SAN FRANCISCO WATERSHED LANDS: AREA NO. 2

2237 Only a small portion of these lands lying to the north of the Town limits are within the Planning Area. In total, this holding of the City and County of San Francisco encompasses approximately 23,000 acres. The Crystal Springs Lakes reservoirs of the San Francisco water system are located within this area. Uses other than watershed protection and water storage include wildlife sanctuary (State Fish and Game Preserve), riding and hiking on established trails (subject to permit from the San Francisco Water Department), and routes for electrical power transmission lines. Land uses may not be changed without agreement from San Mateo County, City of San Francisco and the Federal Government. These lands represent the largest single tract of open space within San Mateo County, and the preservation of their ecological and scenic values is of great importance to all the residents of the County.

Action for preservation:

1. Maintain liaison with the County of San Mateo and the City and County of San Francisco and seek their cooperation in planning future uses of these lands in extremely low intensity uses for ecological and scenic preserves. Continue to cooperate in planning for the future of these lands.

BEAR GULCH RESERVOIR (MOORE ROAD): AREA NO. 3

2238 This 100 acre property, which lies entirely within the Town of Atherton, serves as a vital part of the local water distribution system of the California Water Service Company. The portion of the property above the dam serves as a small watershed for the reservoir, and should not have development on it that could degrade the quality of water in the reservoir. The portion of the property below the dam serves as a work area for Cal-Water. Because of the low intensity of use, this property enhances the rural residential qualities of adjoining lands in Woodside, providing increased privacy and protecting the outlook.

Action for preservation:

1. Maintain liaison with the Town of Atherton and the California Water Service Company and support regulations and programs designed to keep this property in appropriate open space use.

P.G.& E. LANDS, WOODSIDE ROAD AND I-280: AREA NO. 4

2239 The Pacific Gas and Electric Company owns a narrow strip of land lying between I-280 and the Woodside Hills subdivision, and a parcel of land immediately north of Woodside Road, on which the Woodside substation is located. The land adjacent to I-280 is used for a natural gas transmission line. The property is in an area with a high noise level, and much of it is in scenic corridors visible from both Woodside Road and I-280. An equestrian trail runs through both parcels. The lowest sections of the area are subject to occasional flooding from Redwood Creek. The size, shape, location, and present use of the property make it unsuitable for residential use, but appropriate as permanent open space for the protection of public health and safety and limited outdoor recreation.

Actions for preservation:

1. Review present zoning controls to determine if amendment of the present regulations is needed to insure that these areas will be preserved for appropriate open space uses.

2. Negotiate for a trail easement along the gas line right-of-way to provide a connection between the existing trail along Redwood Creek to the Serpentine Landscape Province and Farm Hill Boulevard.

SAN ANDREAS FAULT SYSTEM: (FAULT TRACES INDICATED ON PLAN DIAGRAM)

2240 The San Andreas Fault System extends through the Woodside Planning Area from the northwest to the southeast. The most detailed mapping and description of this fault system is found in Reconnaissance of Active Traces of the San Andreas Fault 1973 (2). In addition to the master trace, this report identifies nearby branching traces and the Canada and Searsville traces, which are more distant from the master trace. The fault system and hazards related to it are more fully described in the Natural Hazards/ Safety Element.

Action for preservation:

1. Apply the policies set forth in the Natural Hazards/Safety Element to reduce risk associated with fault rupture by maintaining bands of open space along the fault traces.

OPEN SPACE LANDS FOR THE PRESERVATION OF NATURAL RESOURCES

2241 A number of valuable natural resource areas lie within the Woodside Planning Area. Preservation of these areas is important, not only to maintain the open character of the community and region for current use and enjoyment, but also to keep this natural heritage for future generations.

JASPER RIDGE BIOLOGICAL PRESERVE: AREA NO. 5

2242 This 1,215 acre scientific study area consists of a diverse upland area, Searsville Lake, and the marshland east of Portola Road. It is part of Stanford University's lands and is maintained by the University as a highly restricted nature preserve for biological field research. This area is designated as Academic in Stanford's Land Use Plan. Parts of the area in any event are unsuitable for development because of terrain and geologic conditions. The steep north and west facing slopes are striking visual features.

The man-made marsh in this Stanford area is unusual because it is part of one of the largest fresh water marshes in the Bay Area. (The part of the marsh east of Portola Road is included in the Jasper Ridge Biological Preserve.) The area also includes some dry land presently used for a commercial stable and riding ring. The marshlands support a diverse population of birds, insects and amphibians. Many organisms found in the marshlands cannot survive elsewhere. Therefore, the inclusion of marshlands in an ecosystem significantly increases the diversity of species in the area. A large variety of animals rely upon the marsh for sustenance. Its extremely high productivity creates food for many varieties of organisms, from the frog-loving raccoon to the seed-eating blackbird. A variety of birds utilize the marshlands as nesting sites. The marsh provides water and green plant material for animals during the dry summer season. For these reasons the marshlands should be retained as open space lands for natural resource preservation.

The area is also important for outdoor recreation; it is part of the scenic corridor along Portola Road and provides equestrian facilities. Because of the prevailing high water and soft ground conditions, a major part of the area is unsuitable for development and should be preserved as open space for health and safety as well as for its natural resource and recreation values.

Actions for preservation:

1. Maintain liaison with Stanford University and governmental jurisdictions and continue to endorse the preservation of this area for biological field research and marshland.

SERPENTINE LANDSCAPE PROVINCE, EAST OF JUNIPERO SERRA FREEWAY (I-280): AREA NO. 6

2243 This 22-acre area, in State ownership, located southeast of Canada College on the eastern side of I-280, is important because it is one of the few large areas of serpentine rock landscape (an area of special plant adaptation) remaining in a relatively natural state. It is an open grassy field known for its abundance of wildflowers, including at least two rare species. One of these, *Fritillaria liliacea*, (White Fritillary) is high on the California Native Plant Society's list of endangered rarities of northern California. The other, *Lewisia rediviva*, (Bitterroot) is rare in the coast ranges, although more abundant in other parts of the United States. Many butterflies are found in this area and it is used by the Stanford Department of Biology as a site for butterfly research. Thus, in addition to natural resource preservation, it can provide an important outdoor laboratory for research and education because of its proximity to educational institutions. The preservation of this area is of at least regional importance because of its unique characteristics.

Action for preservation:

1. Continue to cooperate with the State of California for protection of this area.

FARM HILL SITE: AREA NO. 7

2244 This one acre site, located off Farm Hill Road and owned by the Town of Woodside, provides additional protection for the adjacent Serpentine Landscape Province and serves as a staging area for visitors.

Action for preservation:

1. The Town should plan for and develop a parking area and pathway for visitors.

NATIVE PLANT RESERVE AND LANDSCAPE BUFFER: AREA NO. 8

2245 This 14-acre site is part of the Meadow Vista Subdivision, located between I-280 and Jane Drive, which is dedicated to the Town of Woodside for the preservation of the natural landscape, which generally consists of serpentine grassland. This area is unique in that it contains rare serpentine endemic plant specimens such as Marin Dwarf Flax, Bitteroot and Bowl Clover.

A landscape buffer is located adjacent to the south side of Jane Drive. The area provides a buffer and landscape screening between Alta Mesa Drive and the fragile native plant preserve to the north.

Action for preservation:

1. Develop guidelines for the protection of the plant materials in the buffer area and provide a trail system.

HIGH ROAD SITE: AREA NO. 9

2246 This two acre parcel between Woodside Road and Todo El Mundo is owned by the Town of Woodside. It is preserved as open space as a visual entry to the Town and is partially maintained by a homeowner's association.

DENNIS MARTIN CREEK: AREA NO. 10

2247 This area is comprised of 21 privately owned parcels. These lands abut on or are closely related to Dennis Martin Creek and its tributaries. In the 1920s this area was planted with many exotic species of plants, some of which survive. Native plant communities are also found here, including broadleaf-evergreen, conifer, and chaparral. Redwoods tend to be dominant along the creeks. This area is also of historic significance; Martin's upper and lower mills were located on sites adjacent to the creek. This area is also important as a watershed feeding the Searsville Lake Marshlands. In addition, it has potential for nature study and related appropriate non-intensive recreational uses.

Terrain is very steep with most slopes greater than 30 percent (17°); some slopes exceed 50 percent (27°). Virtually the entire area has been identified as landslide or highly susceptible to landslide. The area is classified as a high fire risk area in the Seismic Hazards/Safety Element (see paragraph 2132) because of problems of access and water supply, steep slopes, excess flammable brush. (As amended by Resolution No. 1989-4633, adopted 12/12/89)

Actions for preservation:

1. Explore with the property owners alternative methods for preserving this land essentially undeveloped for appropriate open space uses and maintaining trail access.

2. Secure trail and conservation easements over substantial portions of the land, if it is further subdivided.

GUERNSEY FIELD: AREA NO. 11

2248 Guernsey Field is a 267-acre site owned by Stanford University, located at the I-280-Sand Hill Road intersection. The site is part of a transition area between the highly urban lands east of Menlo Park and the central Stanford campus and the sparsely developed lands to the west. It has high visual and open space values, containing significant natural features and constraints, such as streams, ridges and steep slopes.

Action for preservation:

1. Coordinate general plan designations, zoning, and allowed uses with Stanford University, San Mateo County and surrounding jurisdictions to assure that the open space values and natural features are retained.

SAND HILL/SLAC TREE FARM: AREA NO. 12

2249 A tree farm operation is located on 128 acres owned by Stanford University between Sand Hill Road and the Stanford Linear Accelerator. It is of primary importance as a visual and open space area between the urban lands east of I-280 and the open space lands to the west.

Action for preservation:

1. Work with Stanford University and surrounding jurisdictions to plan for open space and low intensity use on this land.

THORNEWOOD/SCHILLING LAKE AREA: AREA NO. 13

2250 This property on La Honda Road (the former Thorne Estate) is an important part of the overall permanent open space inventory. It is held by the Midpeninsula Regional Open Space District. Schilling Lake on the North Fork of Dennis Martin Creek is a man-made pond about two acres in size, owned by the Midpeninsula Regional Open Space District, surrounded by Douglas Fir, madrone and oaks, and some exotic plants. A large number of animal species are dependent upon the lake; its borders provide a small marshland habitat.

(As amended by Resolution No. 1989-4633, adopted 12/12/89)

ALAMBIQUE CREEK: AREA NO. 14

2251 This area along Alambique Creek between Portola Road and La Honda Road is a redwood forest with a park-like appearance. It is a singularly beautiful area in the La Honda Road Scenic Corridor. In addition to its scenic qualities, the area has significant development problems: opportunities for vehicular access are extremely limited; terrain is steep and unstable; and fire risk is classed as high (see Natural Hazards/Safety Element). Thus, the area should be kept as open space for health and safety as well as for natural resource preservation and its contribution to scenic enjoyment. The Midpeninsula Regional Open Space District owns a conservation easement along the Creek for half of the distance between Portola and La Honda Roads.

Action for preservation:

1. Explore alternative methods for preserving this land for appropriate open space uses.

WEST OF SKYLINE LANDS: AREA NO. 15

2252 These lands are indicated as "General Open Space" in the San Mateo County Plan. Much of the area is within the Skyline Scenic Corridor. Some of the lands are very steep and unsuitable for development. In addition to natural resource preservation, parts of this area are also important for outdoor recreation (particularly trails and scenic views) and health and safety (because of geologic hazards). The Midpeninsula Regional Open Space District owns several thousand acres in this area.

Action for preservation:

1. Maintain liaison with San Mateo County and the Midpeninsula Regional Open Space District programs which are consistent with Town goals and objectives.

JOAN OLSEN NATURAL PRESERVE: AREA NO. 16

2253 The Joan Olsen Natural Preserve, a Town-owned parcel named in memory of a former Town Clerk, is a 6.2 acre woodland preserve located at the end of Otis Avenue adjacent to the southerly portion of the Meadow Vista subdivision.

The preserve is part of the network of environmentally sensitive areas set aside in order to protect the unique native plants and open space associated with the easterly portion of the Woodside Glens Community.

The Preserve consists of rugged, steep and wooded terrain and a deeply incised stream corridor affording opportunities for exercise on trails and enjoyment of the vistas and native vegetation.

Action for preservation:

1. The Town should develop a trail system and a rest area.

VILLAGE HILL: AREA NO. 32

2253.1 Village Hill is a Town-owned parcel on Woodside Road which overlooks the center of Town. Consisting of 1.65 acres, it is an area viewed by many people as they travel through the Town Center. It contributes to the rural character of the Town by providing a hillside of natural grasses which contrast with the commercial development across Woodside Road. In 1988, the Town Council adopted an ordinance to prohibit the sale, lease or development of Village Hill unless a majority of the voters take other action.

(As amended by Resolution No. 1989-4625, adopted 10/23/89)

TEAGUE HILL: AREA NO. 33

2253.2 Teague Hill is a 624 acre expanse of hillside above the Summit Springs-Woodside Oaks area and is an important part of the Western Hills that are visible from many places in Woodside. It constitutes a significant visual resource as a natural, tree-covered backdrop to the Town and is an essential part of the community's identity. The area, considered to be extremely valuable watershed, has three deep ravines that run toward West Union Creek: Squealer Gulch, Tripp Gulch and Appletree Gulch. Densely wooded forests and deep lush ravines characterize the majority of the site and serve as valuable wildlife habitat. Much of the area has slopes over 35% and slope stability is extremely poor throughout most of the property. Purchased in 1988 by the Midpeninsula Regional Open Space District, the land is a prominent hillside that together with the neighboring Huddart County Park, Wunderlich County Park, and California Water Service Lands, represent one of the most impressive stretches of open space on the Peninsula. Some trails exist and more are planned on the land.

(As amended by Resolution No. 1989-4625, adopted 10/23/89)

OPEN SPACE LANDS FOR OUTDOOR RECREATION

2254 Lands of primary importance for outdoor recreation include areas ranging from very large to quite small. These recreational lands are important for the less intensive, non-organized, recreational functions which are characteristic of a rural community. Some of the spaces are scenic corridors which connect major open space areas. The following lands should be preserved primarily for Outdoor Recreation and are so designated on the Plan Diagram:

HUDDART PARK AND PROPOSED ADDITIONS: AREA NO. 17

2255 This existing park, situated just adjacent to the Town's northern boundary, is an important part of the San Mateo County Park system. It provides for family and group recreational activities for people from all parts of San Mateo County. The park is part of the eastern facing mountainside readily visible from the more urbanized portions of the Bay plain; it adds to the daily visual experiences of those who live in that urbanized area. Parts of the park are in the scenic corridors of Kings Mountain Road and Skyline Boulevard.

Most of the area now in Huddart Park supports a second growth coniferous forest with redwood predominating. It also includes large areas of mixed evergreen and chaparral with some exotics introduced as a part of the park development. With this mix of vegetation and the important water courses running through or bordering the park, it provides habitat for a wide variety of mammals, birds, reptiles and amphibians. It is thus important for natural resource preservation in addition to its primary function for outdoor recreation. Steep slopes and large areas classed as "moderately susceptible to landslide" dictate that care be exercised in development and use of lands within the park in order to protect health and safety.

Actions for preservation:

1. Maintain liaison with San Mateo County and urge the County to review the "carrying capacity" of the park (i.e. to determine how intensively the park can be used before its attractive natural features become damaged) and then to establish appropriate limitations on the use of the park.

2. Review access problems with San Mateo County and work towards solutions designed to decrease vehicular traffic through Woodside.

EDGEWOOD COUNTY PARK: AREA NO. 18

2256 San Mateo County's Edgewood County park consists of 467 acres bisected by a north-south ridge. Dense oak woodland and steep terrain characterize the eastern half of the park. The western exposure of the ridge is characterized by grasslands, oak woodland and gentler slopes. Approximately half of the Park area consists of serpentine rock, which hosts the Bay Checkerspot butterfly, listed as a "threatened species" by the United States Fish and Wildlife Service. The park is highly visible from the I-280 scenic corridor, particularly during the wildflower season. Park uses uses include picnic areas, a day camp, and hiking and riding trails.

Action for preservation:

The Town should work with San Mateo County in minimizing park development impacts on the San Francisco Watershed lands at the corner of Canada and Edgewood Roads and on the I-280 scenic corridor.

REDWOOD PARK: AREA NO. 19

2257 The Midpeninsula Regional Open Space District has purchased most of this 623-acre area west of Skyline Boulevard, which includes a 200-acre tract that has been an essentially "paper" subdivision since 1908. The majority of its lots have not been developed because of the steep terrain, lack of roads, and the problems of providing water and sewers. Many of the lots have become tax-delinquent and been acquired by the County. The County will work with the Midpeninsula Regional Open Space District to secure and turn over lots to the District.

Actions for preservation:

1. Support San Mateo County to continue and complete its acquisition program.

2. Support County zoning for appropriate open space uses.

SOUTHWEST HUDDART PARK EXTENSION: AREA NO. 20

2258 This 159-acre area would be a useful addition to Huddart Park. The meadow on the north side of Kings Mountain Road near its intersection with Skyline Boulevard would be particularly valuable for public enjoyment and would rationalize the park's boundaries. The area south of Kings Mountain Road is of great beauty and an important part of the Kings Mountain Road Scenic Corridor.

Actions for preservation:

1. Encourage early acquisition by San Mateo County.

2. Support County zoning for appropriate open space uses.

SANDSTONE CAVES: AREA NO. 21

2259 This area, which includes an unusual geologic formation, and has been acquired by the Midpeninsula Regional Open Space District.

PHLEGER PROPERTY: AREA NO. 22

2260 This privately owned 1,312-acre parcel, outside the Town limits, is located between Huddart Park and the watershed lands of the City and County of San Francisco. It is appropriate for a low intensity wilderness park.

The three unnamed gulches within this area comprise the headwaters of West Union Creek and make it important for watershed protection. The area is rugged and an undisturbed wildlife habitat, the value of which is increased by its location next to county park and protected watershed lands of the City and County of San Francisco. Vegetation is mixed second growth coniferous forest, broadleaved evergreens and chaparral. The conifers are primarily redwood in the canyons and along the creeks. The upper portion is an important part of the subregional view and a portion is within the Skyline Boulevard Scenic Corridor. One archeological site, SFSU #5 (San Francisco State University), has been identified. The site includes extensive areas with slopes in excess of 30% (17°); slopes range up to and exceed 50% (27°) in one area. The steeper lands along the creeks are moderately susceptible to landslide. Soil erosion potential is high.

Actions for preservation:

1. Explore with the owner alternate methods for preserving this land for appropriate open space uses, possibly including selective logging for managed production of resources.

2. Encourage acquisition by San Mateo County or other agency.

WUNDERLICH PARK: AREA NO. 23

2261 This area comprises the 942-acre San Mateo County Park. Wunderlich Park is suitable for low intensity uses, such as horseback riding, hiking, family or other small group picnicing, nature study, and scenic enjoyment. Vehicular access to the park, parking, and other development require careful control to avoid degradation of the natural resources and adverse impact on the community.

Except for the canyon of Alambique Creek, almost the entire park is in view from a major portion of the Midpeninsula and adds to the daily visual enjoyment of thousands of people. Parts of the park are in the scenic corridors along Woodside Road and La Honda Road.

Vegetation includes coniferous forest, mixed evergreen woodlands with some woodlands merging into grasslands (three significant areas), and areas of chaparral. Exotic plants are mixed with native materials in the lower eastern portion of the park. An unusual configuration of large second growth redwoods forms a distinct "Fairy Ring" approximately three hundred feet in diameter; it

is located approximately one-quarter mile west of the Woodside Town limits and just south of Bear Gulch Road. The Alambique Creek Canyon, the Fairy Ring, and the middle and upper meadows require special protection to preserve these valuable natural resource areas.

Several large landslides have been mapped within the park boundaries; some other smaller areas have been identified as highly susceptible to landsliding. The terrain for the most part is very steep, 30% to 50% (17° to 27°) in large areas, and smaller but still significant areas with slopes in excess of 50% (27°). Most of Wunderlich Park is classified as a high fire risk area. These hazardous conditions would be severe constraints on development and open space preservation for health and safety is warranted.

Action for preservation:

The major portion of this area lies west of the Town of Woodside; only that section of Wunderlich Park adjacent to Woodside Road is within Town Limits.

1. Maintain liaison with the County and continue to cooperate in the review of park development plans in order to implement these major Town policies relating to Wunderlich Park:

    a. Intensity of use should be limited to a reasonable "carrying capacity."

    b. Primary access to the eastern portion of the park should be by means other than private automobile; use of public transportation, riding, hiking, and bicycling should be emphasized.

    c. Bear Gulch Road, a private road owned by San Mateo County and adjacent property owners, should be a major trail link and other use of this road should be limited to park service vehicles. The present trail easement should be retained.

BEAR GULCH ROAD AREA: AREA NO. 24

2262 This area comprises the privately held lands between Bear Gulch Road and the Bear Gulch watershed lands of the California Water Service Company. These lands are dependent upon Bear Gulch Road, a private road, for access. Because of ownership patterns, steepness of terrain, and slope stability problems, private development is difficult.

These lands are suitable for low intensity recreation use and watershed protection; all surface drainage from this area flows into Bear Gulch Creek

above the intake for the public water supply. In addition, because of geologic hazards, the lands should be preserved as open space for health and safety.

Action for preservation:

1. Encourage acquisition by San Mateo County or other public agency to preserve these lands in appropriate open space uses.

SKYLINE CORRIDOR-WUNDERLICH PARK LANDS: AREA NO. 25

2263 This area includes the lands between Skyline Boulevard and the westerly boundary of Wunderlich Park. Most of the area is within the Skyline Scenic Corridor. It is appropriate for low intensity recreation uses and forms an important part of the scenic corridor. While largely developed, this area may still provide recreational opportunities.

Action for preservation:

1. Explore opportunities for trails.

TRIPP ROAD SITE: AREA NO. 26

2264 This is a Town-owned site. It is an irregularly shaped, flat 12-acre parcel. Vegetation consists of many large walnut, live oak, white oak, walnut and apple trees. Grasses, chaparral and chamise are found on the site. Youth equestrian activities occur on the site, and several site improvements exist to support them. These are: a trailer for class, office and storage purposes; a small shed; a riding ring; and a chemical toilet.

Surrounding uses are residential. Recreational use is appropriate for this site, with activities and improvements specified as part of a use permit.

Action for preservation:

1. Continue review and renewal of use permits for recreational activities.

ALEXANDER DONALD PARK: AREA NO. 27

2265 This Town-owned site is at the intersection of Woodside, Canada and Mountain Home Roads in the Town Center. It is landscaped, with a path for pedestrian traffic. It is an attractive focal point for the Center, and serves as visual as well as recreational open space.

Action for preservation:

1. Continue to maintain as open space.

PUBLIC TRAILS AND PATHS

2266 The trails and paths system for the Town provides important links in the open space system. (See pars. 2424-2431 for description and implementation measures).

Actions for preservation:

1. Continue vigorous program of seeking trails and paths for public use.

2. Secure trail and path easements and improvements in conjunction with subdivision approval.

SCENIC CORRIDORS — STATE SCENIC HIGHWAYS AND LOCAL SCENIC ROADS

2267 These corridors provide important links in the open space system. (See Circulation Element for description of Scenic Roads and Highways and actions for open space preservation in Scenic Corridors.)

PRIVATELY OWNED OUTDOOR RECREATION AREAS

2268 Several private open space areas currently being used for outdoor recreation are important for the maintenance of a quality open space system for Woodside:

Grounds of the Mounted Patrol:	Area No. 28
Menlo Country Club and Golf Course:	Area No. 29
The Family Farm:	Area No. 30
Los Altos Hunt Pony Club Lands:	Area No. 31

Actions for preservation:

1. Continue to work with the owners to assure that these properties remain as open space lands for uses consistent with Town goals and objectives.

2. Encourage the dedication of open space easements on appropriate portions of these lands.

3. Review the zoning of these lands; consider zoning those in Woodside for appropriate open space uses and consider prezoning lands in the sphere of influence for open space uses.

AREAS OF HISTORICAL AND CULTURAL SIGNIFICANCE

2269 There are no large open space areas of outstanding historic or cultural significance within the Planning Area. However, a number of sites have open space values.

H1	Site of the Town of Searsville:	Inundated by Searsville Lake; historic marker at Sand Hill Road-Portola Road intersection.
H2	Old Woodside Store:	Tripp Road at Kings Mountain Road.
H3	Tripp Winery and Home:	In vicinity of Tripp Road and Kings Mountain Road; immediately west of Old Woodside Store.
H4	Copinger Adobe Site:	In vicinity of Woodside Road at its crossing of West Union Creek.
H5	Portola Expedition Site:	In vicinity of the junction of Woodside Road and Portola Road
H6	First Sawmill on Alambique Creek:	On Alambique Creek, east of Portola Road, near junction with La Honda Road.
	Sites of other early sawmills:	At twelve locations in the Woodside Planning Area.
H7	Portola Vineyard:	Near the junction of Portola Road with Old La Honda Road.
H8	Early Concrete Bridges:	On Mountain Home Road, about 1/8 mile south of Woodside Road, and on Portola Road crossing of Alambique Creek.
H9	Shine House:	East side of Canada Road, south of Laning Drive.
H10	Octagon Barn, Why Worry Farm:	Woodside Road
H11	Independence Hall:	Woodside Road next to Woodside Elementary School, on National Register of Historic Places
H12	Spreckles Barn:	Runnymede Road

H13	Woodside Village Church:	Woodside Road
H14	Brown Adobe:	Woodside Road
H15	Original School House:	Woodside Road

Actions for preservation:

1. Cooperate with the San Mateo County Historical Association, and appropriate County and State agencies to identify, mark, record and preserve these sites.

2. Consider amending the zoning ordinance to require Architectural and Site Review of each development project proposed on or adjacent to officially recorded historical sites; give specific attention to preserving open space where needed to provide an appropriate setting for these sites.

OPEN SPACE LANDS FOR THE MANAGED PRODUCTION OF RESOURCES

2270 Other than watershed lands described previously under the heading "Open Space Lands for Health and Safety" and possibly the Phleger Lands, two areas in the Planning Area have been identified as being important for managed production of resources as defined by State law. These are Guernsey Field and the lands adjacent to the Linear Accelerator Center, lands of Stanford University used for seasonal grazing and Christmas tree farm. This use is recognized as interim pending use by Stanford University for academic purposes. Also agricultural uses, such as hay production, grazing, small orchards and vineyards, animal husbandry, and vegetable gardening are allowed with residential uses.

CONSERVATION

2300 CONSERVATION

INTRODUCTION

2301 The unique natural setting of the Town of Woodside is the primary factor in the creation of the quality of life of the Town residents. The steep, tree covered slopes and deeply incised canyons of the Santa Cruz Mountains provide the watershed, land form and backdrop for the westerly portion of the Town. When viewed from scenic corridors in the urban valleys below, these western foothills provide the first impression of the community. The wooded slopes and stream corridors within the Town provide a spacious, natural and rural quality.

2302 The central portion of the Town contains the more gentle oak and grassland foothills, flatter valley areas, valley stream corridors containing riparian habitat, flood plains, ground water aquifers and seismic rift zones.

2303 The Town is endowed with a variety of landforms and environmental resources creating a mosaic of natural features and aesthetic qualities, that are unusual within an urban region. The preservation of these natural features represents the single most important community conservation value.

2304 The open lands surrounding Woodside also play important roles in conserving natural resources. The system of water, wildlife, geological and visual resources crosses political boundaries, and it should be maintained on a regional scale. Stanford lands, particularly the Jasper Ridge Biological Preserve, San Francisco Watershed lands and lands west of Skyline are composed of prominent natural features, such as streams, lakes, and wildlife habitat.

2305 In the past, natural resources often were not adequately managed, were unprotected and were taken for granted within the County and the region. Since its incorporation, the Town of Woodside has effected a careful stewardship of its resources through the utilization of land use policies and implementation programs which reflect strong conservation goals.

2306 The Conservation Element defines conservation goals and policies and provides a framework for the conservation and utilization of natural resources, and protection of the aesthetic qualities of the community. If the natural quality of the Woodside environment is to be maintained, citizens must be aware of both local and regional problems and issues faced by the Town. Some problems can be dealt with successfully locally, but many environmental concerns (e.g. air and water pollution) require interjurisdictional cooperation.

Some concerns, such as protection of rare or endangered species, may require cooperation of Town, public agencies and private agencies at the state or national levels.

2307 The conservation task, not only in Woodside but also throughout urban regions, requires human awareness, understanding and personal involvement, and not simply managing resources. It is imperative that there be a pervasive ecological consciousness, leading to a conservation ethic, if protection of the natural environment and improvement of the artificial environment are to be realized. To be effective, this ethic must be based on an appreciation of intangibles, a special feeling for the earth and the ecosystem, and a recognition of the value and roles of all living things.

2308 Woodside residents have repeatedly expressed their desire to maintain the Town's rural atmosphere and residential character. The conservation of natural resources is implied in this desire and has been reinforced through Town planning efforts and land use regulations. For these reasons, it is apparent that the foundation of a strong community conservation ethic exists. For the purposes of truly effective conservation, development and utilization of natural resources, however, there is a need for a more widespread understanding of how the ecosystem functions. This conservation element is intended to contribute to this understanding. It also establishes a programmatic framework for conservation actions.

2309 GOAL

G1 To preserve and protect the natural features and resources of the Town and Planning Area, which is essential to maintaining both the rural quality of life within the Town and the regional resource ecosystems of the region.

2310 POLICIES

P1 The natural features of a site proposed for development shall be one of the planning factors determining the scope and magnitude of development.

P2 All projects that may have significant impact on the Woodside environment shall be reviewed by qualified professionals. The results of such review should be analyzed and, where necessary, appropriate action taken to insure against irreversible damage.

P3 Particular attention shall be given to protection of the natural water regimen in the planning, environmental review, and completion of all subdivisions, land development or land alteration projects.

P4 Conservation of the natural landscape shall be an overriding consideration in the design of any subdivision or land development project, paying particular attention to its protection and the preservation of existing native vegetation.

P5 Removal of vegetation shall be minimized and where removal is necessary, replanting should be required to maintain soil stability, prevent erosion, maximize reoxygenation and retain the aesthetic qualities of the community.

P6 In landscaping of individual sites and replanting where original vegetation has been destroyed or removed, the emphasis shall be on use of native rather than exotic plants. In areas of high fire risk, however, it may be preferable to introduce carefully chosen exotics with high fire resistance characteristics.

P7 Topsoil destruction through overuse by motor vehicles or horses should be considered in environmental impact review and preventive measures should be required where necessary. In those areas where topsoil has been destroyed, remedial measures should be initiated and pursued.

P8 Those areas rich in wildlife or of a fragile ecological nature (e.g. areas of rare or endangered species of plants, riparian areas, etc.) shall be avoided in land development. Where necessary, in order to preserve these areas, they should be publicly acquired to ensure protection.

P9 An inventory of important natural resources, such as streams, bodies of water, wildlife habitat, vegetation and geological features, shall be created so that they may be more easily identified during project review and specific measures can be designed for their protection.

P10 The use of pesticides shall be strictly limited to ensure protection of the environment. Special attention shall be given to local streams, ponds or other waterways.

P11 The Town shall encourage and support the conservation of natural resources through recycling programs.

P12 The Town shall institute regulations and educational and informational programs which aid the community in conserving natural resources.

P13 Requirements for energy conservation in building construction shall be enforced by the Town.

P14 The Town will participate in or support conservation efforts of other jurisdictions, agencies or organizations that are of mutual benefit.

P15 Conservation education programs shall be supported.

2311 PROGRAM OBJECTIVES

Woodside has adopted important regulations directed at attaining certain conservation objectives; however, to provide a comprehensive basis for conservation, development and utilization of natural resources, other actions are needed. Some actions, particularly regulation, can be taken by Woodside at the local level while others will require interjurisdictional cooperation (such as for air pollution control). In addition, many actions, e.g., remedial work programs, will depend upon both public and private efforts if conservation objectives are to be realized. (For a summary of action program components and implementation responsibilities see the matrix in Table 3.)

The actions described in subsequent paragraphs should be pursued in a coordinated manner to ensure maximum effectiveness in environmental protection.

01 Ordinances

Responsibility: Town

Regulations already adopted by the Town go a long way toward ensuring protection of the environment. Many sections of the Town's Zoning Ordinance (Required Conditions in All Districts, and Architectural and Site Plan Review) implement conservation goals. Regulations will be reviewed and additional policies and regulations will be developed as needed to conserve the resources of the Planning Area. However, to make Town regulatory efforts even more effective, the following actions should be pursued:

1. Ordinances — The need to coordinate the land use, subdivision and site development regulations presently included in a number of separate ordinances is recognized. These regulations have been codified so that attention will be directed to soils, geology, drainage, wildlife, vegetation, fire and other factors in all stages of project review. The goals are:

    a. to ensure that a full range of environmental concerns be addressed before major decisions are made;

    b. to establish more uniform procedures for administration of regulations;

c. to provide applicants with a single unified source of information regarding Town requirements for conservation and development.

2. Environmental Impact Review — The Town reviews in depth the potential consequences of any development on the natural resources of the area. Proposed projects may be reviewed either through the California Environmental Quality Act (CEQA) process or the Town's process. The California Environmental Quality Act requires environmental review of many projects, such as subdivisions and large residential additions. An initial study must be prepared and if significant environmental impacts are identified which cannot be mitigated, an environmental impact report must be prepared. Even if projects do not fall under CEQA's provisions, the Town's process requires environmental review of most projects. This review may occur when projects come before the Planning Commission and Town Council for public hearings and the Town staff for building permits.

   When specific projects are proposed, the basic data maps on file in Town Hall should be studied to determine the general nature of probably consequences. Applicants shall be required to deal in their reports with questions raised from this initial review. Particular attention should be paid to the problems associated with the natural resource categories described earlier. When information is not sufficiently specific, applicant should be required to provide the detail information needed for evaluation.

02 <u>Education</u>

Responsibility: Town staff, Officials and Committees
Woodside Branch Library
Other Jurisdictions
Public School Districts
Private Organizations

Possibilities will be explored of additional public education and information programs dealing with problems associated with the natural resource conservation and utilization. This should be done by Town staff and elected and appointed officials, and appropriate committees, in cooperation with school officials at all levels. The expanded use of instructional materials based on local environmental conditions would be desirable in local elementary and high schools and the community college. Similar materials should also be available for adult education classes. Discussion should be initiated of an expanded conservation education program in cooperation with the local school districts and other jurisdictions. In addition, special seminars and

classes including public meetings, and information sessions with private clubs or groups should be sponsored.

When other public agencies or conservation groups are sponsoring information sessions on subjects of mutual concern, the Town should assist in publicizing events. This could be accomplished through direct communication with Town officials, notices posted on bulletin boards at Town Hall and the Woodside branch of the County library.

The library branch could also serve as a basic source of information on topical conservation problems. Information could be displayed focusing on seasonal or currently relevant topics, such as reduction of fire risk, pest control and pesticides, measures to prevent erosion, positive soil husbandry practices, and care of vegetation. In addition, special conservation or ecology projects conducted by local schools could be publicized or displayed as appropriate. Another consideration for dissemination of conservation information might be the placement of a kiosk at a popular point in the Town Center on which current material and notices could be posted.

Another method for public education could be the development of a community nature center or centers. Such centers could serve as the focus of community conservation efforts and possibly could be established in conjunction with the school districts. Criteria for location of such a center include easy access to geologic study areas that provide a diversity of species. The Serpentine Landscape Province (Area 6 on the Plan Diagram) is close to Canada College. Another desirable location would be one affording access to the Searsville Marsh and Jasper Ridge (Area 5), and Guernsey Field (Area 11). The possibility of coordination with the Sequoia Union High School District and Stanford University for use of these important biological study areas should be explored.

There is also the possibility that a nature center could be developed at Thornewood, the Midpeninsular Regional Open Space District property on La Honda Road. The possibility of the development of such a center should be explored with the District.

TABLE 3
CONSERVATION FRAMEWORK
Actions for Resource Conservation
Implementation Responsibility

Conservation Action Program Components	Town Staff	Council Commission and Committees	Public School Districts	Interjurisdictional Cooperation	Private Organizations	Residents	Property Owners
	Responsibility for Program Implementation						
Town Regulation							
(1) Zoning Ordinance	X	X					
(2) Site Development	X	X					
(3) Subdivision Ordinance	X	X					
(4) Environmental Review	X	X					
Education							
• Public School Ecology Program	X	X	X				
• Special Public and Private Ecology Meetings	X	X	X		X		
• Conservation Kiosk	X	X					
• Community Nature Center	X	X	X	X	X		
Acquisition of Critical Areas							
• Fee	X	X		X	X	X	
• Easements	X	X		X		X	
• Donations/Dedications							
Technical Advice							
• Public Information Service	X						
Incentives							
• Financial Relief	X	X		X			X
Specific Conservation Activities							
• Program for Coordinated Actions (local)	X	X			X	X	X
• Monitoring Procedure	X	X					

03 Acquisition of Critical Areas

Responsibility: Interjurisdictional, Public and Private

When regulation alone will not adequately protect natural resources, consideration will be given to public acquisition. Where the benefit would accrue primarily to local residents and property owners, protection is a Town responsibility; where the benefit would accrue to a larger population, the Town will seek action by the appropriate jurisdictions.

04 Technical Advice

Responsibility: Town staff and appropriate committee liaison

The system for accumulation of relevant conservation information and sources of technical advice at Town Hall will be continued. Information will be made available to residents through Town Hall, the library and public schools. Such information will be availabe for education programs and for individual use in dealing with specific problems. This information will also help Town staff in environmental analysis. Where detailed information is not currently available, Town staff should coordinate efforts for acquiring and compiling needed information.

05 Incentives

Responsibility: Town staff and Officials
Interjurisdictional Cooperation

The use of incentive programs that could result in the conservation of important natural resource areas should be explored actively. Incentives in the form of tax relief or some other form of financial rebáte (e.g. conservation or open space easements, tax allowance for land gifts,) might be important in this regard. New forms of tax relief would require State and Federal legislation to enable flexibility at the local level. Specific consideration should be given to the impact on local property tax revenues with costs and benefits fully evaluated so that appropriate policy can be adopted by the Town.

06 Specific Conservation Activities

Responsibility: Town staff, Officials and Committees
Private Organizations
Individual Residents
Property Owners

In some cases, conservation activities, to be effective, may require participation of all segments of the community. In most cases, however, individual initiative by local residents and property owners, will be sufficient to carry out specific efforts for protection of the environment. For example:

- recycling;
- replanting to prevent erosion;
- control or elimination of exotic weed species;
- proper use of appropriate pesticides;
- removal of dead vegetation to reduce fire hazard;
- replacement of highly flammable vegetation with less flammable materials;
- use of native plants in preference to exotics in replanting;
- treatment of diseased trees;
- protection of streamside vegetation

These and other activities may require Town review if they are proposed as part of specific projects for land use or development. In any case, such activities should be monitored to the extent possible, to make sure they are not counterproductive.

In cases where the problem involves an area larger than an individual ownership, cooperative or coordinated effort may be needed. In such cases the Town can play an important role. Some activities, such as removal of any long standing obstruction to natural drainage or restoration of streamsides, have such great potential for adverse impact that review by Town officials prior to action would be desirable in all cases.

In addition to the specific conservation activities mentioned earlier, a procedure should be developed for monitoring, to the extent possible, known or potential environmental problems to ensure that irreversible damage will not occur. Examples include stream siltation or pollution, soil erosion, danger associated with fire hazard areas, the destruction of soil by human activities, and from land instability, particularly landslides, etc. Town staff, in cooperation with informed and concerned citizens, however, should be able to establish a basic procedure for tracking the existing or potential problems of greatest concern.

NATURAL RESOURCES INVENTORY

2312 The program objectives for conservation are related to the elements of the Woodside environment, their fragile characteristics, their interrelationships, and to actions for environmental protection. The natural resources detailed in Section 65203(d) of the Government Code are grouped into five basic resource categories:

a. Watershed
b. Water — surface creeks, ponds and groundwater
c. Vegetation — native and exotic
d. Soils and geology
e. Wildlife
f. Air

2313 Although the natural resource categories are described separately below, they are viewed as part of the interrelated system as much as possible.

Watershed

2314 The vegetation in the undeveloped areas in the hillsides prevents soil erosion and protects water quality. Retention of this vegetation is necessary to ensure protection. Watershed lands are important for the propagation of native vegetation and wildlife, and for the scenic backdrop of the region.

Water: Streams, Bodies of Water and Groundwater

2315 The conservation of the natural drainage system in the Woodside Planning Area is certainly one of the most important tasks before the Town. The tributary system of San Francisquito Creek drains much of the area; Redwood Creek drains most of the remainder. The major streams in Woodside that are part of this system and are of regional significance are: Alambique, Bear Gulch, Dry Creek, and West Union. There are other streams in Woodside of local significance, which are tributaries of the major creeks, and are defined in the Zoning Ordinance as natural creeks which drain an area of 30 acres or more. Control of the upstream portions of this drainage system is important to both Woodside and the downstream communities of the Midpeninsula. Appropriate land use and control of development is essential to prevent widespread damage in the lower reaches of the streams through siltation (from upstream erosion), flooding, and loss of flow in the stream in the dry seasons.

2316 Any alterations to the drainage system that would significantly change the natural flow of water would also affect wildlife species that are dependent on the riparian community for survival. It is, therefore, imperative that lands be protected to ensure the maintenance of the natural water flow and water quality essential for protection of the riparian community.

2317 Another element of the natural water system found in the Planning Area is the freshwater marsh near Searsville Lake. An extremely diverse population of birds, insects, and amphibians is supported by the marsh, and other animals rely upon it as a source of food. Water and green plant material are found in the marsh during the summer season. The marsh is maintained by water flow from San Francisquito Creek tributaries fed, to a large extent, by lands in Woodside. Therefore, the maintenance of the natural drainage system is also important for protection of the marsh.

Some individual septic systems are not operating effectively. Because of concern about water quality, steps should be taken to assure that these individual systems do not degrade groundwater quality.

Vegetation — Native and Exotic

2318 Vegetative cover contributes to the beauty of the area, aids in erosion control and is an important element of the wildlife habitat. It helps maintain air quality through reoxygenation and reduces noise impact.

2319 Broadleaf-Conifer forests (including oaks, madrones, redwoods and douglas firs) and chaparral form the predominant vegetative communities on the hillsides leading up to Skyline. These wooded areas also support a wide variety of animal life, although they are not as productive or diverse as the wetlands.

2320 Other vegetative types within the Planning Area are mixed oak woodlands, chaparral, and grassland-savanna areas. Generally, the oak woodlands tend to support a higher diversity of organisms than do grasslands. The chaparral areas represent a particularly high fire hazard during the dry seasons of the year. The grasslands contain largely exotic species and are thus less suited to the needs of native animals. Some open grassland areas on the hillsides, however, do increase diversity of habitat types. Serpentine landscape areas which support special plant communities, including some species considered rare within the region also occur, principally along the I-280 freeway corridor.

Soils and Geology

2321 Development often has occurred without adequate evaluation of soils and geologic characteristics. Some resource problems have resulted from construction on active landslides and from establishment of septic tank drainfields in nonpermeable soils. In addition, excessive vegetative removal by grading during construction has created soil erosion problems, as has overgrazing and overuse of certain areas by equestrians.

Wildlife

2322 The greater portion of the Woodside area is relatively undisturbed and serves as the habitat of a diverse wildlife population. Conservation of this habitat is not only important for protection of wildlife, but also for conservation of the rural atmosphere of Woodside. Development has occurred in parts of the Planning Area with little concern for conservation of wildlife habitats, with the result that natural species are sometimes driven out. Other species are introduced into the ecosystem that may have drastic effects upon both the native animal and plant populations of a given area (e.g., there is a significant amount of space in Woodside devoted to the maintenance of horses, goats and dogs).

Air

2323 Clean air is a resource people require for survival not only directly through breathing, but also for the maintenance of their food sources, both plant and animal. The problem of air pollution continues to be a major environmental concern. Air pollution is associated with major respiratory diseases and with extensive economic losses has been widely documented. Although Woodside alone can contribute only a little amount toward improving air quality, it can influence regional, State, and Federal actions needed for abatement of air pollution.

CIRCULATION

CIRCULATION

TABLE OF CONTENTS

	Page
INTRODUCTION	69
GOALS	69
POLICIES	70
Policies for Roads	70
Policies for Equestrian and Pedestrian Trails and Pathways	71
Policies for Planning, Development and Maintenance of Trail System	72
Policies for Transit	73
Policies for Bikeways	73
PROGRAM OBJECTIVES	74
Objectives for Roads and Trails	74
Objectives for Scenic Roads and Highways	75
ROADS	75
Definitions	75
Traffic Volume and Capacity in Woodside	76
Components of the Road System	76
Description of the Road System	77
Protection and Designation of Scenic Corridors	79
SPECIAL TOPICS REQUIRING CONSIDERATION	80
Driver Safety and Pedestrian Safety	80
New Areas to be Served by Roads	80
Traffic in the Town Center	81
Recreational Traffic	81
TRAILS	82
Definitions	82
Design Principles	83
Trails Diagram	83
Paths and Trails Requiring Detailed Study	83
Issues Concerning Trails and Paths	84
Paths and Trail Standards	85

CIRCULATION

TABLE OF CONTENTS (continued)

	Page
BIKEWAYS	85
Definitions	85
Need for Bikeways and Support Facilities	86
Issues	86
Design Principles and Standards	86
Description of the Bikeways System	87
Bikeways Diagram	89
TRANSIT	89
Definition	89
Transit in Woodside	89
Advantages of Transit	89
Disadvantages of Transit	90

2400 CIRCULATION

INTRODUCTION

2401 The purpose of a circulation system is intended to provide safe and reasonably expeditious movement of people and goods within and through the community. In addition to this essential feature, the circulation system within the Town of Woodside 1) provides access to an array of aesthetic experiences, 2) is designed to maintain and enhance the rural qualities of the Town and, 3) forms the skeletal framework of the Town's land use plan. The Town of Woodside is rather unusual among rural communities since its circulation system consists of an almost complete assortment of roadways, including two major state highways (one of which is a state scenic highway) and a federal/interstate scenic freeway. In addition to the relatively complex road network, a network of equestrian trails, pedestrian paths and bicycle lanes is coordinated with the road system.

2402 GOALS

The following goals indicate the general nature and scope of the circulation system desired by the Town:

G1 To provide safe, pleasant and convenient access to individual properties.

G2 To assure access to all properties during emergencies.

G3 To minimize the disruptive effects of traffic on lands adjacent to roads, paths and trails.

G4 To maintain and enhance the scenic qualities along roads and highways.

G5 To provide for safe travel by all persons using roads, trails, and bikeways.

G6 To connect Woodside with other parts of the Midpeninsula and the Bay Area by modes of travel appropriate to the nature and purpose of trips.

G7 To accommodate traffic, which of necessity must pass through the Town, in a manner which will not encourage the use of local roads, paths or trails by through traffic.

G8 To provide suitable, pleasant and convenient equestrian trails, pedestrian paths and bikeways for recreational use by residents of the Planning Area.

G9 To establish and maintain a bikeways system which will:

a) foster safe, pleasant and convenient travel by bicycle within Town,

b) provide recreational opportunities to residents of the Town, and

c) connect local bikeways to the regional bikeways.

2403 POLICIES

Policies for Roads

The following policies are adopted as guides to the location, design, and use of roads to serve the community.

P1 Whenever the design of any new road or change in any existing road within the Woodside Planning Area is being considered, great care must be taken to assure that the scenic character, rural residential qualities and the privacy of the areas through which they pass will be maintained.

P2 Circulation patterns shall be designed to discourage through traffic in neighborhoods.

P3 In general, roads serving new subdivisions shall be designated private roads.

P4 The number of driveway entrances shall be minimized for reasons of safety and aesthetics.

P5 Roads shall be designed and maintained to encourage safe, alternative forms of transportation that contribute to a rural atmosphere, such as walking, bicycling, riding, and public transportation.

P6 Roads shall be designed for safe travel at moderate speeds; roadway design shall not induce drivers to travel at excessive speed.

P7 Roads shall be designed and constructed to minimize the cost of maintenance through the construction of adequate shoulders and drainage facilities.

P8 The number and extent of roadway cuts and fills required in construction, reconstruction and road maintenance shall be kept to a minimum.

P9 Contouring and planting of cut-and-fill slopes shall be an integral part of the road design, construction, and maintenance process; effective planting of these slopes with trees, shrubs, and ground cover is necessary for erosion control and to restore the scenic quality of the road corridor.

P10 Scenic or conservation easements over properties adjacent to the roadway may be needed to insure preservation of a vista from the road and to preserve the natural, rural character of the Town.

P11 The program for undergrounding overhead utility wires shall be continued to protect and enhance the scenic qualities of local roads and thoroughfares.

P12 The rights-of-way of roads should be of wide enough to accommodate appropriate road paving, trails, paths and bikeways, drainage, public utility services, and substantial trees and shrubs.

P13 Off-road vehicular parking is the responsibility of individual land owners. On-road parking is usually not appropriate.

P14 Circulation patterns shall be designed so an alternative route is available in the event that the primary access to an area is blocked.

P15 Sponsored road events shall be confined to arterial roads.

Policies for Public Equestrian and Pedestrian Trails and Pathways

The following policies are adopted to guide planning, development and maintenance of the public trail system.

P16 Trails and paths intended for general circulation shall provide reasonably direct and convenient routes of travel for potential users. Routes for trails and paths intended primarily for recreation use should enhance the recreation experience.

P17 Regional trails are needed for inter-community travel and to provide access to State and County parks and the Skyline corridor. Regional trails should be located so that they serve the needs of the public without infringing on the privacy of local residents; they should be constructed and maintained by State and County agencies.

P18 Trails and paths may be located in the right-of-way of roads, in their own rights-of-way, or in recorded or permissive easements over private properties.

P19 When trails or paths are located in road rights-of-way, effective separation should be provided between the trail and motorized traffic.

P20 There should be reasonable access to riding trails from all lots on which horses are permitted.

P21 Paths for use by pedestrians generally shall be located in the rights-of-way of public roads, rather than on easements between private properties.

P22 Trails and paths should be designed and constructed to Town standards, and to: 1) minimize erosion and other disturbances to the natural terrain and vegetation, 2) be in harmony with the rural character of the community and 3) be designed to promote economical maintenance.

Policies for the Planning, Development and Maintenance of the Trail System

P23 Regional trails and paths are needed for inter-community travel and to provide access to State and County parks and the Skyline corridor. Regional trails and paths should be located so that they serve the needs of the public without infringing on the privacy of local residents; they should be constructed and maintained by State and County agencies.

P24 The local horse trail and pedestrian path systems shall serve primarily the needs of local residents and provide for their safe use and enjoyment. At the same time, the privacy of residents in lands adjacent to trails shall be protected, as much as possible.

P25 The local public path and trail system shall be linked with existing private and regional systems, and the road system.

P26 As lands are subdivided, dedication of trail and path easements shall be required where needed as a part of the Town trail and path system for the use of the lot owners and Woodside residents. Construction of trails and paths also may be required of the subdivider.

P27 The existing network of dedicated equestrian trail easements within the Town, which does not yet constitute a fully usable equestrian trail system, shall be enlarged to form one.

P28 Horse trails and pedestrian paths, separated from the traveled ways of roads, shall be provided in areas where danger from vehicular traffic is significant.

P29 Horse trails and paths in the Woodside Planning Area shall not be used by motorized vehicles or off-road bicycles.

P30 Dedicated horse trail easements shall not be abandoned unless there is substantial evidence of no practical use for horse trail purposes.

Policies for Transit

P31 Woodside endorses the concept of expanding and improving the public transit system serving the Midpeninsula and the Bay Area, and supports the development of a specific proposal for an effective, convenient, quiet and economically feasible transit system.

P32 Convenient bus transit service also should be available from the Town to other parts of the region.

Policies for the Planning, Development and Maintenance of the Bikeways System

P33 Local bikeways shall primarily serve the needs of local residents by providing safe and enjoyable circulation within the Town. Local bikeways should be constructed and maintained by the Town.

P34 Regional bikeways should facilitate travel between communities and provide access to parks, the Skyline corridor and the coast. Regional bikeways should be located on or along collector or arterial roads. County or State funds should be sought for construction of regional bikeways. The State and County should maintain bikeways constructed on State and County roads.

P35 The Town's involvement with bikeways should extend through the completion of the approved bikeways network and its future maintenance. State and Federal funding for the needed improvements should be sought aggressively.

P36 A bicycle system shall be developed through the Town Center in order to allow safe passage through the commercial areas for school children and recreational users.

P37 Dedicated road and bikeway easements will not be abandoned unless there is substantial evidence that an easement has no practical use for bikeways purposes.

P38 Bikeways should generally be located in the rights-of-way of public roads. In limited and specific cases, bike paths may be located on easements between private properties only where an alternative, safe bikeway cannot be constructed along a public road or when the path can provide a safe and substantially shorter and more convenient route than exists along public roads.

P39 Bikeways shall be designed and constructed on and off-site following the principles defined in the section on Design Principles and Standards.

P40 Bikeway surfaces should be smooth and kept free of debris. When resurfacing is required, the full paved width should be resurfaced. Brush should not be allowed to protrude into roads designated as bikeways, and obstacles, such as utility poles, tree trunks and fences, should not be so close to the road edge as to be a distraction or hazard to bicyclists. Open drainage ditches or traffic guard rails should not abut bike lanes.

P41 If State or County roads that are part of the bikeways network are to be improved, the Town should work closely with Caltrans, the County and neighboring municipalities.

P42 Commercial facilities and public institutions shall provide secure and convenient parking for bicycles. Bicycle lockers should be provided at commuter park-and-ride facilities. If year-round public transit becomes available, bicycle parking and locker storage for commuters should be provided.

P43 The Town shall cooperate with the public school districts and bicycle organizations to educate children in State laws relating to bicyclists and in safe bicycling practices.

P44 The Town shall cooperate with other organizations to educate the general public in State laws relating to bicyclists and in safe bicycling practices.

2404 PROGRAM OBJECTIVES

Program Objectives for Roads and Trails

01 Location and Construction of Trails, Paths and Bikeways. Provide horse trails, paths and bikeways as recommended by the Trails and Bikeways Section of this Element, within the road right-of-way, with maximum feasible separation from roadway traffic. In areas being subdivided, horse trails, paths and bikeways should be installed concurrently with other subdivision improvements, unless local circumstances make this unwarranted.

02 Emergency Access. Require two means of access in new subdivisions. A secondary access route for emergency use need not be constructed to Town standards or open for general use.

Program Objectives for Scenic Roads and Highways

03 Continue zoning and subdivision regulations in force requiring adequate setbacks of all structures from road rights-of-way and other measures to protect the scenic qualities in all scenic corridors.

04 Continue Architectural and Site Plan Review of all structures and site developments proposed in the scenic corridors along State highways and arterial roads to insure appropriateness of design and materials, proper placement of structures, and vegetative screening where necessary.

05 Additional measures for State Scenic Highways:

Skyline Boulevard and I-280 are official State Scenic Highways and the scenic corridors along these roads have been defined. Local regulation of development in these scenic corridors, including design review, must be continued in order to maintain official scenic highway status and accomplish Town objectives. In addition to Skyline Boulevard and I-280, State Highway 84 is indicated in this Plan as a scenic highway and is recommended to the State for inclusion in the State Scenic Highway System. The Town will continue to seek official scenic highway status for this route.

06 Draft an ordinance to regulate the location, frequency and management of bicycle and running events on the Town's roads.

ROADS

Definitions

2405 For the purpose of this General Plan the words and phrases listed below are defined as follows:

1. Local Traffic: traffic that begins or ends in the Planning Area.

2. Through Traffic: traffic that has neither begins or ends in the Planning Area.

3. Scenic Roads: routes that traverse a corridor within which natural scenic resources and aesthetic values are protected and enhanced. Scenic roads may be either thoroughfares or local roads.

4. Scenic Corridors: the visible band of land adjacent to but outside the road right-of-way, having scenic, aesthetic, or historical characteristics.

5. Official State Scenic Highway: a State highway officially designated by the State as a Scenic Highway; the highway and the Scenic Corridor require special scenic conservation treatment.

Traffic Volume and Road Capacity in Woodside

2406 An analysis of the present traffic volume on roads in the Woodside Planning Area indicates that most roads are being used far below their traffic lane capacity, except for a few roads which carry substantial recreational traffic during peak hours on summer weekends. An analysis of the "holding capacity" of lands in Woodside indicates that the maximum number of housing units in the Town at full development would be no more than 25% greater than the number existing in 1985 if all lands were developed to maximum intensities permitted by Town zoning and slope density regulations presently in force. The actual increase would no doubt be lower because of physical conditions which would have to be recognized in subdivision. The present road system in Woodside is generally adequate for residential purposes, except in a few minor areas. No substantial road widening and no significant new road construction will be needed.

Components of the Road System

2407 The road system includes the following components:

1. Minor Rural Roads: local roads whose primary function is to provide access to abutting properties and not for through traffic. Minor rural roads may be through-roads, loop roads, or cul-de-sacs. Traffic volumes are low under normal circumstances; therefore safety of Town residents and the preservation of the rural environment are primary design factors rather than high traffic capacity and high speed.

2. Collector Roads: local roads whose primary function is to collect and distribute traffic to a neighborhood, usually with no major limitation placed on rights of access to abutting properties.

3. Thoroughfares: roads or highways for through traffic; includes arterial roads, expressways, and freeways.

4. Arterial Roads: roads for through traffic with intersections usually at grade but with limited direct access to abutting properties. Routes connecting local roads with inter-community, inter-county, and inter-regional routes are designated as arterial roads.

5. Expressways: highways for through traffic, with direct access to abutting properties restricted and access at intersecting roads controlled.

6. Freeways: divided highways for through traffic with direct access to adjacent properties prohibited, and with grade separations at intersections.

Description of the Road System

2408 The road system shown on the Plan Diagram consists of two categories of local roads (minor rural roads and collector roads), and three categories of thoroughfares (arterial roads, expressways, and freeways). Local roads are intended for local use only; their primary function is to provide service to Woodside residents; they are not intended to carry through traffic. Thoroughfares provide channels for the movement of traffic around or through the Planning Area, and link Woodside to adjoining communities and to other through highways.

2409 Minor Rural Roads include the network of local roads which are not indicated in other road categories on the Plan Diagram.

2410 Collector Roads include:

Jefferson Avenue
Mountain Home Road
Old La Honda Road
Summit Springs Road
Tripp Road
Woodside Drive/High Road

2411 Arterial Roads include:

Alameda de las Pulgas
Canada Road
Edgewood Road
Farm Hill Boulevard
Kings Mountain Road
La Honda Road (Highway 84)
Portola Road
Sand Hill Road
Skyline Boulevard (Highway 35)
Whiskey Hill Road
Woodside Road (Highway 84), from Junipero Serra Freeway (I-280) to La Honda Road

2412 Expressways include

Woodside Road (Highway 84), from the Alameda de las Pulgas to Junipero Serra Freeway (I-280)

PLAN FOR ROADS IN THE WOODSIDE PLANNING AREA

FREEWAY

EXPRESSWAY

ARTERIAL ROAD

COLLECTOR ROAD
(MINOR RURAL ROADS NOT SHOWN)

SCALE

NORTH

WILLIAM SPANGLE & ASSOCIATES
CITY & REGIONAL PLANNERS

TOWN OF WOODSIDE

FIGURE 2

2413 Freeway: Junipero Serra (I-280)

2414 Scenic Roads and Highways

Scenic highways and roads provide views of special scenic quality. The Town contains several roads that provide unusual scenic vistas of rural and natural ambience.

Designation

There are three general types of scenic roads:

1) State scenic highways
2) County scenic roads
3) Town scenic roads

Two significant segments of designated State Scenic Highways are located in the Town, Skyline Boulevard (State Highway 35) located at the southwesterly margin of the Town and Junipero Serra Freeway (Interstate 280) located in the easterly, flatter valley portion of the Town; both of these contain vistas of regional significance. The Town contains no county scenic road. However, the unincorporated Woodside Planning Area contains a portion of the Canada Road County Scenic Corridor located north of the Town's corporate limits.

The following major arterial Town roads are also designated scenic roads:

Kings Mountain Road
Mountain Home Road
Woodside Road (State Highway 84)
Whiskey Hill Road
Sand Hill Road
La Honda Road
Portola Road
Canada Road

2415 Protection and Designation of Scenic Corridors

State Scenic Highway legislation does not prohibit development projects within officially designated scenic corridors. The only prohibited structures are outdoor advertising signs. State guidelines, however, require the adoption of scenic corridor architectural regulations by local governments for those portions of the scenic corridor within their jurisdictions. These regulations are almost always extended to local scenic roads. In addition to the community design standards (located in the Land Use Element) the Town of Woodside has adopted the following scenic corridor architectural standards:

1. All buildings and building sites located on visible ridgelines are subject to architectural review.

2. No building may be located on a ridge where the building will be silhouetted against the sky unless no other usable site exists.

3. All designs for structures visible from any scenic corridor must include screen planting to soften or integrate the building with the surrounding land form.

4. No building sites or grading are permitted on steep slopes unless no practical alternative exists.

5. All visible grading must be contour-graded to blend with the adjacent land form.

6. Building materials and colors must be in harmony with the adjacent land forms and native vegetation. Finished structures should have the appearance of receding into the natural background.

7. All structures must be set back a minimum of 200 feet from the edge of the State scenic road right-of-way.

8. A significant amount of a sloping building site must remain in a natural state. The steeper the slope the greater the area to remain in a natural state.

SPECIAL TOPICS REQUIRING CONSIDERATION

2416 Driver Safety and Pedestrian Safety. Many of the roads in Woodside are narrow, winding rural roads, which were constructed prior to substantial residential development. They add to the character of Woodside and require special care in their use and planning. Drivers, pedestrians, bicyclists, and emergency vehicles should exercise caution as they travel through the Town. Planning solutions should include posting of speed limits and other road conditions; construction of separate paths and trails for non-vehicle use; highly selective and sensitive road improvements such as minor road widening; minor changes in alignment such as striping of shoulders for bike lanes; and limited trimming of vegetation.

2417 New Areas to be Served by Roads. The Woodside Planning Area contains significant land areas which remain as large acreage holdings. If some of these areas are developed, new roads may be required.

2418 No attempt has been made in this Plan to designate locations for new roads to serve such areas. If development is proposed, the Town staff, the Planning Commission, and the Town Council will review the land uses proposed, the roads proposed, and their potential impact on the community and the environment, to make sure they are consistent with the General Plan and the Town regulations.

2419 Traffic in the Town Center. The section of Woodside Road (Highway 84) between Canada Road and Whiskey Hill Road is the most intensively used section of local road in the Town. Improvements have been made in the design of this road, but problems with traffic circulation and visual quality remains. The greatest problem is the conflict between through-traffic on Woodside Road and the turning movements of traffic going to and from Town Center establishments. In addition, there is inadequate provision for pedestrian, equestrian, and bicycle traffic movement. On-street parking contributes to this problem.

2420 Recreational Traffic. A large volume of recreational traffic flows through Woodside, especially on summer weekends. Kings Mountain Road carries traffic from the urban areas to Huddart Park and to Skyline Boulevard; La Honda Road carries traffic to Skyline Boulevard and to recreational areas to the west, and Woodside, San Hill and Portola Roads carry traffic to Wunderlich Park.

2421 There is a sixteen mile aerial distance between Page Mill Road and the Half Moon Bay Road. In this distance only three roads (Old La Honda Road, La Honda Road, and Kings Mountain Road) lead from the valley floor to the Skyline Ridge and westward; all three of these roads pass through Woodside. La Honda Road is a State Highway. All roads are narrow, steep and winding and are in demand by bicyclists.

2422 Running and bicycle events are held occasionally on Town roads. Plans and regulations for these events need to consider the impacts of road closure and access on residences and businesses in the Town.

2423 Suggested responses to these problems are:

a) Encourage, to the extent feasible, use of regional state routes by private auto recreational traffic.

b) Continue fair and effective enforcement of regulations governing vehicular movement, both motorized and non-motorized, and noise;

c) Utilize forms of transportation alternative to the private auto (riding, hiking and bicycling) to the fullest extent possible.

TRAILS

2424 Woodside has a system of equestrian and pedestrian trails which is unique within the Bay Area. These trails benefit all residents of the community because they contribute to Woodside's rural character, as well as provide recreational opportunities. With the assistance and cooperation of volunteer organizations, the Town has developed an extensive system of dedicated trail easements. These easements, the location of which is based upon the General Plan trails diagram, are most often acquired as conditions of approval for certain development projects.

2425 A well-established system of "permissive" trails is incorporated in the trail plan, in which landowners voluntarily permit trails to be located along or through their property.

Definitions

2426 For the purpose of this General Plan the words and phrases listed below are defined as follows:

1. Equestrian or horse Trail: an unpaved pathway intended for use by equestrians.

2. Hiking Trail: an unpaved pathway intended for use by walkers.

3. Riding and Hiking Trail: an unpaved pathway intended for joint use by equestrians and hikers.

4. Pedestrian Path: a hard-surfaced pathway intended for use by pedestrians, occasionally used by bicyclists; and not generally used by equestrians.

5. Local Trail or Path: a trail or path intended primarily for use by a person who has an origin and destination in the Planning Area; may connect to a regional trail or path.

6. Regional Trail or Path: a trail or path intended for use by a person who has an origin or destination outside of the Planning Area.

2427 Design Principles

The following principles are adopted as guides to trail and path design and construction:

1. Separate facilities should be provided for equestrian, pedestrian and bicyclist use, since these uses are not fully compatible, and design and construction standards differ substantially. Occasional multiple usage of some paths by equestrians, pedestrians and bicyclists, however, may be unavoidable.

2. Trails and paths intended for general circulation should provide reasonably direct and convenient routes of travel for users. Routes for horse trails and paths intended primarily for recreation use should enhance the recreation experience.

3. Horse trails and pedestrian paths may be located in the right-of-way of roads, in their own rights-of-way, or in recorded easements over private properties.

4. When trails or paths are located in road rights-of-way, effective separation should be provided between the trail and motorized traffic.

5. There should be reasonable access to horse trails from all lots on which horses are permitted.

6. Paths for use by pedestrians should generally be located in the rights-of-way of public streets, rather than on easements between private properties.

7. Horse trails and paths should be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation and be in harmony with the rural character of the community and according to Town standards.

Trails Diagram

2428 The Equestrian Trails and Bikeways and Pedestrian Paths Diagram (available in single copies at Town Hall) indicate the general location of existing and planned trails and paths along roads in the Woodside Planning Area.

Paths and Trails Requiring Detailed Study

2429 While a substantial number of trails and paths are already well established in the Woodside area, more trails and paths should be added to the system. Desired additional trails are shown on the Trails Diagram and are described below:

1. Bike/pedestrian paths and separate equestrian trails connecting Woodside Road with Tripp Road, in the vicinity of the junction of Kings Mountain Road and connecting Kings Mountain Road with Tripp Road in the vicinity of Manuella Avenue.

2. Trails and paths in the Town Center area. (See Town Center Plan.)

3. Trails and paths in the area north of Woodside Road between Canada Road and I-280. These trails should be compatible with present and future development in the area.

4. Trails connecting Edgewood Road with Huddart Park for riders and hikers. Consideration should be given to use of existing California Riding and Hiking Trail, or to a new alignment. Design should be coordinated with plans for recreational use of the San Francisco watershed property, and with any plans for the Phleger property.

5. A local horse and hiking trail connecting Wunderlich Park, Thornewood, and Old La Honda Road.

6. Other horse trails should be added to the system when their need and desirability are demonstrated.

Issues Concerning Trails and Paths

2430 A number of important matters that should be addressed in the Woodside area in order to establish and maintain a desirable and effective trail system. It is the intention of the Town of Woodside to address these matters:

1. Trail construction and maintenance. County and State funds should be allocated to construct and maintain the regional public trails and paths in the Woodside area. Town funds, supplemented by private sources when possible, should be allocated for construction and maintenance of other local horse trails and pedestrian paths.

2. Regulation of trail usage. The Town will consider enacting regulations governing the use of horse trails and paths within the Town. The use of horse trail easements which pass over private properties in contrast to trails which lie entirely within public road rights-of-way, is an especially important matter that should be addressed. The Town will consider restricting the use of local trails to use by local residents.

3. Designation of trail usage. San Mateo County should designate appropriate trails and paths in Huddart Park and in Wunderlich and Edgewood Parks for use by equestrians and establish regulations governing their use.

4. Trails on the lands of the San Francisco Watershed. At the present time the San Francisco Water Department is undertaking studies of the recreational uses that would be appropriate for various segments of the San Francisco Watershed, which lies immediately to the north of the Town of Woodside. It is important that full consideration be given to providing riding and hiking trails to serve regional needs.

5. Construction of trails in other areas. It is important that those portions of the regional trails system located in Woodside connect with trails in adjoining jurisdictions, and that other communities, the Midpeninsula Regional Open Space District, the County and the State undertake effective trails programs in the near future to provide these important regional connections.

Paths and Trail Standards

2431 It is the intention of the Town of Woodside to review and update its design and construction standards for horse trails and paths.

BIKEWAYS

Definitions

2432 For the purpose of this General Plan the words and phrases listed below are defined as follows:

1. Bikeway: any facility designed and located to provide primarily for bicycle travel.

2. Bike Path (Class I Bikeway): a paved pathway that provides for bicycle travel on a right-of-way completely separated from any road or highway.

3. Bike Lane (Class II Bikeway): a striped lane on a road or highway for exclusive or semi-exclusive one-way bicycle travel.

4. Bike Route (Class III Bikeway): a road or highway designated for bicycle use in which travel lanes are shared with motor vehicles.

5. Local bikeway: a road providing travel primarily to service the needs of local residents.

6. Regional bikeway: a road or highway providing travel between communities and provide access to parks, the Skyline corridor and the coast.

Need for Bikeways and Support Facilities

2433 A safe and functional bikeways network within the Town of Woodside is needed for the bicycle to serve as an effective alternative to the automobile. The existence of a safe and convenient network would encourage bicycle use for trips of a few miles and could lessen the need for an extra family car with its attendant cost, air and noise pollution, and energy consumption. In much of Woodside there is considerable potential for bicycle use because of the mild climate, fairly level terrain where the majority of the population resides, and the proximity of the main shopping and commercial district to many residents.

2434 Bicycles are used increasingly by Town residents for local and regional commuting, local errands, and recreation. The lack of school bus service for elementary students means that many Woodside students commute by bicycle. The lack of regular public transit service in the Town results in additional bicycle use.

2435 The popularity of bicycling is increasing. Because of Woodside's unusual natural environment and strategic location on the Peninsula, the Town is the destination or on the route of bicyclists from surrounding communities, particularly on weekends. Woodside also experiences heavy weekend automobile traffic. Bikeways are needed to separate the bicycle and motor vehicle traffic.

2436 Issues

1. A number of existing bikeways shown on the 1982 Bikeways/ Pedestrian Path Plan diagram are inadequate in view of the current motor vehicle and bicycle traffic or the physical characteristics of the roads.

2. Many Woodside roads are narrow and winding with tight curves that require bicyclists and all road users to use caution. Future road maintenance and improvements should consider the need for bicycle safety.

3. While improved physical facilities can increase bicycle safety, the development of better bikeways must be accompanied by vigorous and effective safety education and enforcement of safe bicycle riding rules.

2437 Design Principles and Standards

1. The existing roadways must serve as the main element of a bikeways network, because bicyclists, like motorists, seek the most direct route to a destination. Bikeways planning, in the main, should endeavor to improve the safety of existing roads, few of which were designed to accommodate the present volume of cars and bicycles.

2. The selection of a bicycle route and the choice of bikeway type (class) should include consideration of bicycle and motor vehicle traffic, safety, and the physical adequacy of existing route corridors to accommodate bikeways. Bicycle routes should reflect the most direct routes bicyclists are likely to take. Connections with bikeways of adjacent cities and those contained in the San Mateo County Bikeways Plan should be taken into consideration in selecting routes.

3. Separate facilities should be provided for pedestrian, bicyclists, and equestrian use since these uses are not compatible and design and construction requirements differ substantially. However, joint use of some paths by pedestrians, bicyclists, and equestrians occasionally may be unavoidable.

4. Bike paths shall be designed primarily for use by bicyclists, with provision for use by pedestrians only if a separate pedestrian path is not available. Cross vehicular traffic shall be minimized. Pedestrian paths are not considered to be bike paths. Motorized bicycles and vehicles are prohibited on bike paths.

5. Bike lanes shall be designed for exclusive or semi-exclusive use by bicyclists and established by lines of pavement demarcation and signing. Pedestrian and motorist crossflows may be permitted. Parking within bike lanes shall be prohibited.

6. Bike routes shall serve to provide access to or continuity with other bikeways or preferred routes through demand corridors. Signs for bike routes are permitted but not required and no lines for pavement demarcation shall be used.

7. Development of bikeways should attempt to meet or exceed minimum design standards for bikeways as defined in Bikeway Planning and Design, Section 7-1000 of the California Highway Design Manual, July 1983.

2438 <u>Description of the Bikeways System</u>

Bike lanes exist or are needed as improvements on the following roads within the Woodside Planning Area:

2439

Arterial Roads	Collector Roads
Woodside Road	Jefferson Avenue Portola Road
Sand Hill Road	
Whiskey Hill Road	
Canada Road	
Edgewood Road	
Farm Hill Boulevard	
Alameda de las Pulgas	

2440 The following roads are designated as bike routes within the Woodside Planning Area:

Arterial Roads	Collector Roads
Skyline Boulevard	Mountain Home Road
La Honda Road	Old La Honda Road
Kings Mountain Road	Tripp Road
(Entrance way to	High Road
Town Boundary)	Woodside Drive

2441 Minor Rural Roads

Albion Avenue
Bear Gulch Road
Cinnabar Road
Eleanor Drive (Northgate Drive to Stockbridge Avenue)
Harcross Road
Manuella Avenue
Martinez Road
Northgate Drive
Olive Hill Lane
Ridgeway Road
Stockbridge Avenue

2442 Bike paths exist, at least in part, or are desirable connections between and along the following roads:

Ridgeway Road to Farm Hill Boulevard
Farm Hill Boulevard to Canada Road
Tripp Road to King's Mountain Road (near Manuella Avenue)
Harcross Road to Cinnabar Road

2443 A bike path (for exclusive bicycle use) connecting Edgewood Road (and Edgewood Park) with Huddart Park is highly desirable for recreational purposes. The design and construction of such a path should be incorporated in any plans for the Phleger property and with plans for recreational use of the San Francisco watershed property. A bike path (for exclusive bicycle use) connecting Sand Hill Road and Quail Meadows Road west of I-280 is also highly desirable for recreational purposes and should be provided for in future planning.

2444 Bikeways Diagram

A Bikeways and Pedestrian Path diagram depicting existing and planned elements of the Town bikeways network is accepted as part of this General Plan. This diagram is available for inspection at Town Hall.

TRANSIT

Definition

2445 Transit provides for the movement of people by a conveyance which is available to the general public.

2446 Transit in Woodside

The private automobile is used by most Woodside residents for transportation because of personal preference and the lack of access to transit because the isolated nature of the community, the low density residential development and narrow roads discourage a transit system. For some residents, however, such as the young, elderly, and physically impaired, transit services are helpful or necessary. Limited bus service is available to them and others from Canada College to Redwood City via Canada and Woodside Roads.

Advantages of Transit

2447 Transit has a number of advantages, some of which benefit the non-users of transit as well as the users. The following advantages are recognized specifically:

1. Transit serves people who do not have ready access to private automobiles, do not choose to drive, or are not able to drive.

2. Transit does less damage to the environment than does the widespread use of private cars because it reduces both air pollution and noise pollution.

3. The substitution of transit for private cars could reduce the volume of traffic on local roads. Substantial benefit could accrue to Woodside if a significant portion of those traveling to County parks and to the Coastside were to use transit.

Disadvantages of Transit

2448 For some trips, transit may not be as convenient as private automobiles, since it is not practical, economical or time-efficient to provide door-to-door transit service at all hours of day and night.

NATURAL HAZARDS/SAFETY

NATURAL HAZARDS/SAFETY

TABLE OF CONTENTS

	Page
INTRODUCTION	91
Purpose	91
Scope	91
GOALS	91
POLICIES	92
Policies For General Safety	92
Policies For Hazards	93
Policies For Emergency Preparedness	97
PROGRAM OBJECTIVES	98
DEFINITIONS	100
ACCEPTABLE RISK	102
Definition	102
Critical Facilities	102
Risk Ratings	102
SUMMARY OF POTENTIAL HAZARDS	108
Faulting	108
Ground Shaking	109
Landsliding	113
Ground Settlement	113
Soil Liquefaction	113
Seiches	113
Flooding	114
Erosion and Sedimentation	114
Expansive Soils	114
Fire Hazards	114
EMERGENCY PREPAREDNESS	116
Preparation for Emergencies	116

2500 NATURAL HAZARDS/SAFETY

INTRODUCTION

2501 Purpose

The Natural Hazards/Safety Element comprises: 1) an identification and evaluation of geologic, storm and fire hazards in the Woodside Planning Area, 2) a statement of official Town policy for reduction of risk and mitigation or abatement of those hazards through land use planning, 3) guidelines for disaster response, and 4) graphs, maps, and references.

The basic purpose of the element is to provide a policy basis for measures the Town can take to prevent loss of life, reduce injuries and property damage, and minimize economic and social dislocations which could result from earthquake, conflagration, or other natural and man-made disasters.

2502 Scope

This element deals with some of the natural hazard and safety concerns present in Woodside. These and other hazards are dealt with in other elements of the General Plan and in Town and State regulations. The Town should consider further evaluation of the broader range of hazards not covered in this element, such as falling trees, unsafe structures, or crime to determine if improved public safety programs are needed. This should be done in the context of balancing improved safety procedures with personal liberty.

GOALS

2503 Safety-Goals

The basic goals are to prevent loss of life, to reduce personal injuries and property damage, and to minimize economic and social dislocations which may result from earthquakes, other geologic sources, fires and other hazards.

The goals for safety are:

G1 To minimize the risk from identified hazards for the Town and for private individuals. It is neither possible nor economically feasible to achieve absolute protection from all hazards.

G2 To define the relative degree of risk in various parts of the Planning Area so that this information may be used as a guide for risk avoidance in new construction, and for risk abatement in existing development.

G3 To consider appropriate uses of land in areas which have higher risks than are appropriate for residential occupancy.

G4 To ensure that facilities whose continuing functioning is essential to society, and facilities needed in the event of emergency, are so located and designed that they will continue to function in the event of fire or natural disaster.

G5 To facilitate post-disaster relief and recovery operations.

G6 To increase public awareness of geologic, storm, flood and fire hazards, and of the means available to avoid or mitigate the effects of these hazards.

2504 POLICIES

Policies for General Safety

P1 Uses of land shall be controlled to avoid exposure to risk in excess of the level generally acceptable to the community (defined as "Acceptable Risk").

P2 Structures shall be located so as to avoid areas which present high risk exposure. In general, areas of higher risk shall have lower human densities.

P3 Development in hazardous areas shall, in general, be limited to structures and improvements, damage to which would not threaten human life or cause substantial financial loss in the event of damage.

P4 In high hazard areas, subdivision of land shall not be permitted unless and until adequate mitigating measures are assured.

P5 Critical facilities, such as major transportation links, communications and utility lines, and emergency shelter facilities, should be located, designed and operated in a manner which maximizes their ability to remain functional after a disaster.

P6 New structures shall be designed and constructed to withstand, within levels of acceptable risk, the hazards known to exist at their locations.

P7 The Town shall encourage public awareness of hazards and measures which can be taken to protect lives and property.

POLICIES FOR HAZARDS

General Policies for Seismic and Geologic Hazards

P8 Geotechnical investigations shall be made and reports submitted in connection with applications for development in locations where there may be a substantial threat to life or property because of geologic conditions.

P9 The location and extent of areas covered by soil and geologic investigations received by the Town shall be recorded; the reports thereon are considered to be public record. Where appropriate, the results of such detailed investigations will be utilized to supplement and supersede more general information.

P10 Construction in hazardous areas shall be built according to the acceptable engineering standards.

P11 All faults shown on the maps in the report RECONNAISSANCE OF ACTIVE TRACES OF THE SAN ANDREAS FAULT (2) and on the SPECIAL STUDIES ZONES MAPS (3) shall be considered active faults, unless evidence to the contrary is developed through field investigations.

P12 When any subdivision of land or any significant structure is proposed on a site within State designated seismic hazard zones, detailed geologic investigations shall be undertaken to determine more precisely the location and characteristics of faulting which may be present. Such investigations, among other things, may include deep trenching. The magnitude and intensity of a development project shall be affected by geotechnical considerations.

P13 Structures for human occupancy shall be located at appropriate distances from active fault traces. Town regulations should specify how these traces are to be identified, what setback distances are appropriate from each type of fault trace, and then shall establish procedures for bringing about compliance with this policy.

P14 New roads, bridges and utility lines (either public or private) that cross active or potentially active fault traces should be designed and constructed with recognition of the hazard of fault movement. Such designs shall consider the possibility of a 20 foot right-lateral displacement on the Woodside master trace and a 5 foot displacement on other traces of the San Andreas Fault. The maximum offset reported in San Mateo County was 16.9 feet near San Andreas Lake. At most other localities, the displacement was 7 to 10 feet. (23)

P15 All existing utility lines that cross active or potentially active fault traces shall be examined to determine their ability to survive fault movement, (of the order described in policy 4 above). Utility companies should institute orderly programs of installing shut-off devices on these lines, starting with the lines that cross the Woodside master trace and those which serve the most people. Adequate emergency water supplies should be established and maintained in areas served by water lines which cross active fault traces.

P16 Fault traces categorized as inactive which are like those of the Pilarcitos Fault, and unnamed faults in the Woodside Glens, Woodside Hills and the Edgewood Road areas, shall be considered in the review of applications for the construction of buildings for human occupancy, site development, land divisions, and subdivisions; appropriate geological investigations shall be made and reviewed to determine their location and characteristics prior to the approval of any such applications.

Policies for Ground Shaking Hazards

P17 Critical facilities in the Woodside Planning Area as defined in Table 4 should be designed and constructed to withstand the "maximum probable" earthquake without sustaining damage in excess of the acceptable levels specified in Table 5.

P18 The structural integrity of all existing critical facilities in the Town shall be reviewed and those critical facilities which unable to meet policy 17 above should be strengthened or removed.

P19 At a minimum, structures for human occupancy shall be designed and constructed to retain their structural integrity when subjected to the anticipated shaking from a "maximum probable" earthquake. Emphasis should be placed on seismic design and seismic bracing systems.

P20 The Town of Woodside endorses the review and updating of the Uniform Building Code (which the Town has adopted) with the objective of strengthening requirements for resistance to probable seismic forces.

Policies for Landslide Hazards

P21 All proposed developments shall be reviewed against the County Landslide Susceptibility Map (14), County Landslide Deposit Map (54) and the Town Maps of Geology and Geologic Hazards (52) and 1982-1983 Active Landslide Deposits (53), copies of which are on file at Town Hall. Soils and geologic reports should be responsive to the information indicated on these maps.

P22 No critical facility and no structure for human habitation shall be located in an area subject to landsliding, unless a geologic report indicates to the satisfaction of appropriate Town officials that mitigating measures are feasible and sufficient measures will be taken to reduce both seismic and non-seismic hazards to acceptable levels of risk.

P23 Special design and construction techniques shall be employed to assure a high degree of safety and permanence in those instances in which roads or utility lines must cross landslide areas.

Policies for Ground Settlement

P24 In identified areas of alluvium, unconsolidated gravel, sand, silt or clay, or landslide deposits, and lands within the San Andreas Fault Zone, geologic reports shall be submitted in connection with all applications for development; such reports should evaluate the potential for ground settlement.

P25 In cases where potential for ground settlement is found, such measures as are necessary to avoid or mitigate the probable effects of this hazard should be employed.

Policies for Soil Liquefaction

P26 In areas along the valley floor, San Andreas Fault Zone and other areas underlain by unconsolidated alluvium with a high, or seasonally high water table, geologic reports shall be submitted in connection with all applications for development; such reports should evaluate the potential for liquefaction.

P27 In such cases where potential for liquefaction is found, such measures as are necessary to avoid or mitigate the probable effects of the hazard shall be employed.

Policies for Flood Hazards

P28 No structures, other than minor accessory structures, shall be erected in an area indicated as subject to flooding on either of the two maps on file in Town Hall which are entitled "Historic Flood and Mudslide Areas," and "Potential Mudslide Activity, Flood Prone Areas," unless professionally prepared hydrological reports indicate that the proposed building site is not within an area which is subject to "100 year floods."

P29 No structure which would impede the flow of flood waters shall be erected in a flood channel.

P30 Owners of buildings which are in flood prone areas shown by the Town's Flood Insurance Map (24) and other areas designated by the Town shall take appropriate measures to reduce the likelihood of flood damage to their property. Any such measures shall be controlled so as to not increase the flood or erosion hazards.

P31 Appropriate vegetation should be maintained on the terrain in the Woodside Planning Area to minimize the runoff of rainfall, consistent with other safety practices.

P32 No debris that would impede the flow of flood waters shall be placed or allowed to remain in a flood channel.

Policy for Erosion and Sedimentation

P33 Natural slopes shall be maintained and existing vegetation preserved to the fullest extent possible, especially in hillside areas. When there is any significant change in natural grade or removal of existing vegetation, remedial measures should be employed to restore or provide appropriate vegetative cover and to control storm water runoff. In specific application these policies should be tempered by needs for fire safety.

Policies for Expansive Soils

P34 In areas where information available to Town officials indicates the probability of expansive soils or bedrock, soils reports shall be submitted in connection with all applications for development (21).

P35 Where the presence of expansive soils or bedrock is confirmed, such measures as are necessary to mitigate the probable effects of this hazard should be employed.

Policies for Fire Hazards

P36 Buildings for residential or livestock occupancy, certain critical facilities, and high value structures should not be constructed in areas classified as having a high fire risk, unless it is demonstrated that measures will be taken to reduce the fire risk to an acceptable level.

P37 Prior to the approval of any subdivision of lands in an area of high fire risk, the Planning Commission shall review the results of a study which includes at least the following topics:

a. the costs and the benefits of the development, and of means of providing fire protection to the subdivision;

b. a review of hazards, other than from fire, that are present at the site of the proposed development, and an indication of the measures that will be taken to mitigate those hazards.

P38 Adequate clearance around structures shall be provided to prevent spread of fire by direct exposure, and to assure adequate access for fire suppression.

P39 In locations identified as presenting high fire hazard, special protective measures to control spread of fire and provide safety to occupants shall be required.

P40 New and existing structures shall be designed and constructed to provide fire resistive characteristics adequate to maintain the level of acceptable risk assigned to the category of occupancy or land use in Table 5. If necessary, in order to assure that critical facilities remain functional after a disaster, special requirements for fire safety shall be required or encouraged on such facilities, such as fireproof building materials.

P41 To reduce fire hazard from new construction, lands in high hazard areas shall be placed in Fire Zone 2 as defined in the Uniform Building Code.

P42 Where water supply in existing subdivided areas does not meet current standards for fire flow, all reasonable measures for improvement shall be pursued.

Policies for Emergency Preparedness

P43 Roads shall have capacity adequate for use in times of emergencies.

P44 Interstate 280, Woodside Road, and the arterial roads shown in the Circulation Element of this General Plan are established as "evacuation routes" for use in the event of emergency; these routes shall be maintained in usable conditions at all times.

P45 Emergency evacuation routes should not be impeded by structures, low overhead signs, or trees that would block the passage of vehicles.

P46 A water supply adequate for fire fighting purposes is essential; for lands within the Woodside Planning Area, an adequate water supply should be a prerequisite to land development.

P47 Subdivision and development on lands shall be designed and constructed in such a manner that levels of "acceptable risk" defined in Table 5 are not exceeded. Where hazards are identified, mitigating measures should be taken at the time of development. Fire exits shall be provided, and there shall be no lengthy one-way cul-de-sacs. All new subdivisions should provide adequate water supplies, roads which are suitable for the safe passage of emergency vehicles, and legible street-name signs.

P48 A program to identify further existing hazards and reduce the risk from them should be instituted; risk reduction measures include improvement of substandard water supplies, provision of emergency escape routes in high areas of high risk, placement of legible road signs, and other appropriate measures.

P49 The ability of local fire, police, and health forces to deal with emergencies as they arise, should be maintained at adequate levels.

P50 The Town of Woodside will continue its cooperation with County, State, and Federal agencies in emergency preparedness measures, and in mutual assistance programs.

P51 Residents of the Woodside Planning Area should keep on hand food, water, and medical supplies sufficient for several days in the event of disaster.

P52 The Town supports public information programs which will assist local residents in coping with local emergencies (such as the need for fire protection or emergency health services), as well as preparing for possible major disasters.

PROGRAM OBJECTIVES

2505 Table 9, following, provides a general guide to acceptable locations of structures and uses in relation to defined hazards. This Table provides a basis for reviewing existing or proposed structures and subdivisions for consistency with policy set forth in this element. Review may be related to the description of hazards available and acceptable to the Town at the time of review.

2506 Implementation measures to be taken by the Town shall include review Town regulations to insure that 1) appropriate soils and geologic investigations are conducted, and 2) there is a reduction in the intensity of development in hazardous areas.

2507 In translating the policies of this element into specific regulations, additional steps will be taken to:

1. Define the scope of "mitigation measures" that should be taken for each hazard and each land use.

2. Produce and maintain a map showing the location of properties for which geotechnical reports (geology, soils, or foundation studies) are available in order to provide a means by which the data from which the policies in this element were derived can be updated.

3. Provide procedures for the utilization of new and more specific soils and geologic information.

2508 The Town Council shall implement these recommendations in a timely manner. The Council shall work with the Woodside Fire Protection District to amend or adopt any regulations as necessary and with the Town's Disaster Committee to plan for emergency preparedness.

DEFINITIONS

2509 Fault: a plane or surface in earth materials along which failure has occurred and materials on opposite sides have moved relative to one another in response to the accumulation of stress in the rocks.

Active Fault: a fault that has experienced large magnitude earthquakes with or without surface displacement in historic time (last 200 years) or has displaced Holocene deposits (soil or rock less than 11,000 years old).

Potentially Active Fault: a fault that has evidence of displacing Quaternary deposits (soil or rock less than two to three million years old).

Inactive Fault: a fault that has documented evidence of not displacing Quaternary deposits (soil or rock older than two to three million years).

Fault Zone: a zone of related faults which commonly are braided and subparallel, but which may be branching and divergent. It has significant width ranging from a few feet to several miles.

Fault Trace: the line formed by the intersection between a fault plane and the ground surface; it is graphically portrayed as a line plotted on geological maps.

Flood or Flooding: the general and temporary inundation of normally dry land areas from the overflow of streams.

Sheet Flooding: movement of near uniform sheets of water down the surface of a slope.

100 Year Flood: the highest level of flooding that, on the average, is likely to occur once every 100 years. (That is, the flood that has a one percent chance of occurring each year.)

Ground Failure: includes mudslide, landslide, rockslide, soil liquefaction, earth subsidence, lurch cracking, surface faulting, differential settlement, and lateral spreading.

Hazard: a source of danger, peril, or jeopardy.

Landslide: the downslope movement of masses of earth material.

Active Landslide: broken rubble, actively or recently moving downslope with bare scarps, undrained depressions, and recently disturbed vegetation.

Old Landslide: broken rubble displaced downslope, but probably inactive for past 100 to 200 years with subdued irregular topography and undisturbed vegetation.

Debris Flow: rapidly moving mass of water-saturated debris (suspended earth materials.

Landslide Deposit: earth materials which have been deposited through the process of landsliding.

Dormant Landslide: broken rubble displaced downslope within past 50 to 100 years with weathered overgrown scarps, hummocky topography, and older trees bowed or uprooted.

"Maximum Probable" Earthquake: the greatest magnitude earthquake which can reasonably be expected to occur in a particular area.

Risk: exposure to hazard with possibility of loss or injury.

Acceptable Risk: the level of risk that the majority of citizens will accept without asking for governmental action to provide protection.

High Risk: high probability of damage being inflicted; strong likelihood of property loss or personal injury.

Risk Rating: see paragraphs 2513 and 2514.

Roads, Types and Categories: see paragraphs 2405 and 2407.

Seismic: pertaining to or caused by an earthquake.

Soil Liquefaction: change of water-saturated cohesionless soil to a fluid-like state usually from intense ground shaking; soil loses strength and flows as a liquid.

ACCEPTABLE RISK

2510 This section (a) defines the term "acceptable risk," (b) classifies various structures, occupancies, and land uses for the purpose of risk analysis, and (c) establishes general limits for "acceptable risk" from specified hazards for each class of structure, occupancy, or land use.

(a) Definition

2511 The term "acceptable risk" is used to describe the level of risk that the majority of citizens and insurance companies will accept without asking for governmental action to provide protection. To illustrate this point, consider a site subject to occasional flooding. If the chances are one in a thousand that the site will be flooded in any given year, local citizens will probably accept that risk without asking for governmental protection. However, if the chances of flooding are one in ten, citizens may ask that either governmental regulations be enacted to prohibit people from building homes on the site (in order to protect life and property), or that government build protection devices to control the flood waters.

(b) Critical Facilities

2512 The term "critical facilities" is used to describe those structures, or uses of land which are especially important for the preservation of life, the protection of property, and the continuing functioning of society. For the purposes of planning for hazard avoidance or mitigation, structures, occupancies, and land uses in the Woodside Planning Area are classified as indicated in Table 4. Classes 1-A through 3-B in this table are considered to be "critical facilities" in the Woodside Planning Area. Examples in the Woodside Planning Area are the San Francisco Water Department's aqueducts, and the PG&E high pressure gas transmission lines. These are of great importance to many residents in the Bay Area and are considered to be "critical facilities."

(c) Risk Ratings

2513 Table 4, following, lists structures and land uses for the purpose of risk classification. Exposure of the facilities at the top of the list to frequent, or even occasional hazard, is not tolerable because the possibility of injuries to persons and losses of life and property could be so great in the event of damage to any of these facilities. On the other hand, a greater probability of damage to those facilities at the bottom of the list can be tolerated because exposure to the hazard either affects relatively few people or properties, or causes relatively little personal injury or property damage.

2514 Table 5, following, classifies the structures, occupancies, and land uses described in Table 4 and establishes general levels of Acceptable Risk in terms of risks to health and safety, risks to continuity of service, and risks of fire or

structural damage. The column in Table 5 titled "Level of Acceptable Risk" identifies the general levels of risk that are considered appropriate for each category of structure, occupancy, or land use. The basic premise for this table is that the Town wishes to avoid all loss of life from foreseeable hazards, and to prevent personal injury and reasonably avoidable property damage. Acceptable damage to facilities is correlated with risk levels and provides a guide to structural design requirements for all facilities and fire resistive characteristics for buildings in the several risk classes.

TABLE 4
RISK CLASSIFICATION OF STRUCTURES, OCCUPANCIES AND LAND USES

CLASS	GENERAL CATEGORY	GENERAL EXAMPLES**	WOODSIDE EXAMPLES
1-A*	Facilities whose failure might be catastrophic	Nuclear reactors, large dams	None
1-B*	Facilities whose continuing function is critical	Power plants, power intertie systems	S.F. Water Department Aqueduct PG&E 220KV power transmission PG&E natural gas transmission
2-A*	Facilities critically needed for services after disaster	Hospitals, fire stations, telephone exchanges	Woodside Fire Station State Division Forestry Fire Station
2-B*	Critical transportation links	Regional highways, bridges, rail lines, overpasses, tunnels	Interstate Freeway 280 Woodside Road-La Honda Road Sand Hill Road, Portola Road
2-C*	Major local utility lines and facilities	Power substations, gas and water mains	PG&E electric substations 12 and 4KV power lines California Water transmission
2-D*	Small dams	Small dams	Searsville Lake Dam Bear Gulch Reservoir Dam
3-A*	High occupancy structures	High-rise apartments and offices, schools	Woodside Elementary School Woodside High School Canada College
3-B*	Facilities highly desirable for shelter after disaster	Schools, churches	Canada College Local schools Local churches
3-C	Local roads, utilities and communication facilities	Local roads, local utility lines	Local roads and bridges Local utility lines Telephone services

*These categories are considered "critical facilities"

**Some of the general examples given in this table are for purposes of illustration only, and are not anticipated in the Woodside Planning Area.

TABLE 4 (continued)

CLASS	GENERAL CATEGORY	GENERAL EXAMPLES	WOODSIDE EXAMPLES
4-A	Medium occupancy structures	Most commercial and industrial buildings, apartments	Town center buildings
4-B	Low occupancy structures	Single family homes	Single family homes
5-A	Open space lands, with intensive development, or high intensity occupancy	Recreation areas, orchards, vineyards	Menlo Country Club Golf Course Mounted Patrol grounds Huddart
5-B	Open space lands, no developed areas, low intensity occupancy	Grazing lands, forests	Hillside open space Open fields

TABLE 5
LEVELS OF ACCEPTABLE RISK FOR VARIOUS TYPES OF STRUCTURES, OCCUPANCIES AND LAND USES

	General Category of Structure, Occupancy, or Land Use	Population Affected in Event of Failure or Destruction	Acceptable Damage To Facility	Level of Acceptable Risk*
1-A	Facilities whose failure might be catastrophic	vast	none which would result in exposing affected population to death or injury	near zero
1-B	Facilities whose continuing functioning is critical	vast	none which would impair of facility or disrupt function	extremely low
2-A	Facilities critically needed after disaster	substantial		
2-B	Critical transportation links	substantial	minor non-structural; facility should remain operational and safe, or be susceptible to quick restoration of service	low
2-C	Major local utility lines and facilities	substantial		
2-D	Small dams	moderate	none which would expose "downstream" population to injury	extremely low
3-A	High occupancy structures (schools, churches)	varies	no structural damage; minor non-structural damage, but structures should remain safe and usable	low
3-B	Facilities highly desirable for shelter after disaster	varies		low

* Levels of acceptable risk range from lowest to highest as follows: near zero, extremely low, low, ordinary, moderate and high.

TABLE 5 (continued)

	General Category of Structure, Occupancy, or Land Use	Population Affected in Event of Failure or Destruction	Acceptable Damage To Facility	Level of Acceptable Risk*
3-C	Local roads, utilities, communication facilities	few	damage should be susceptible to reasonably rapid repair (or utility shut-off)	moderate
4-A	Medium occupancy structures (commercial bldgs.)	moderate	structural integrity must be retained; (structure (structure should not collapse); damage should not unduly endanger safety of occupants.	low
4-B	Low occupancy structures	few		ordinary
5-A	Open space lands, with intensive development, or high intensity occupancy	varies		moderate
5-B	Open space lands, no developed areas, low intensity occupancy	few	not applicable	high

* Levels of acceptable risk range from lowest to highest as follows: near zero, extremely low, low, ordinary, moderate and high.

SUMMARY OF POTENTIAL HAZARDS

2515 The Woodside Planning Area is exposed to the following geologic and fire hazards:

A. Seismic Hazards

1. Faulting
2. Ground Shaking
3. Ground Failure, seismically induced

   a. Landsliding
   b. Ground Settlement
   c. Soil Liquefaction

4. Seiches

B. Other Geologic Hazards

1. Landslides, including debris flows
2. Flooding
3. Erosion and Sedimentation
4. Expansive Soils

C. Fire Hazards

1. Structural
2. Non-structural

2516 A summary description of these hazards is presented below. Further description of these hazards is provided in BACKGROUND REPORT ON THE NATURAL HAZARDS/SAFETY ELEMENT OF THE WOODSIDE GENERAL PLAN,(1) and in the references noted in parentheses at the end of each of the following summaries. References are cited in Appendix A. As new information becomes available which supplements or modifies these descriptions of the hazards, such new information when officially accepted by the Town, shall be used in applying or interpreting Town policy.

Faulting

2517 Some traces of the San Andreas fault system in the Woodside area are currently active, others are inactive. The locations of others are poorly defined, and the possibility of their activity is questionable. The active traces in Woodside are by and large rather clearly defined. While future fault movement is most likely to occur along identified active faults, there is always the possibility that movement may occur along traces previously deemed to be inactive or on traces not previously identified.

2518 The most detailed information regarding the location of the fault traces in the Woodside area is found in the report by William R. Dickinson entitled RECONNAISSANCE OF ACTIVE TRACES OF SAN ANDREAS FAULT IN WOODSIDE(2). Figure 3, following, shows in sketch form the location of the fault traces identified by Dickinson. Figure 3 is for general information only; the Dickinson map at 1"=600' should be utilized in locating faults or applying policy. (See reference (2).)

2519 Figure 4 indicates the location of "Special Studies Zones" established in accordance with the Alquist-Priolo Act. This map indicates the areas within which special studies are required by the Town. (For further and more specific information on faulting, see references (3) and (1) (2) (4) (5) (6) (7) (16) (23).)

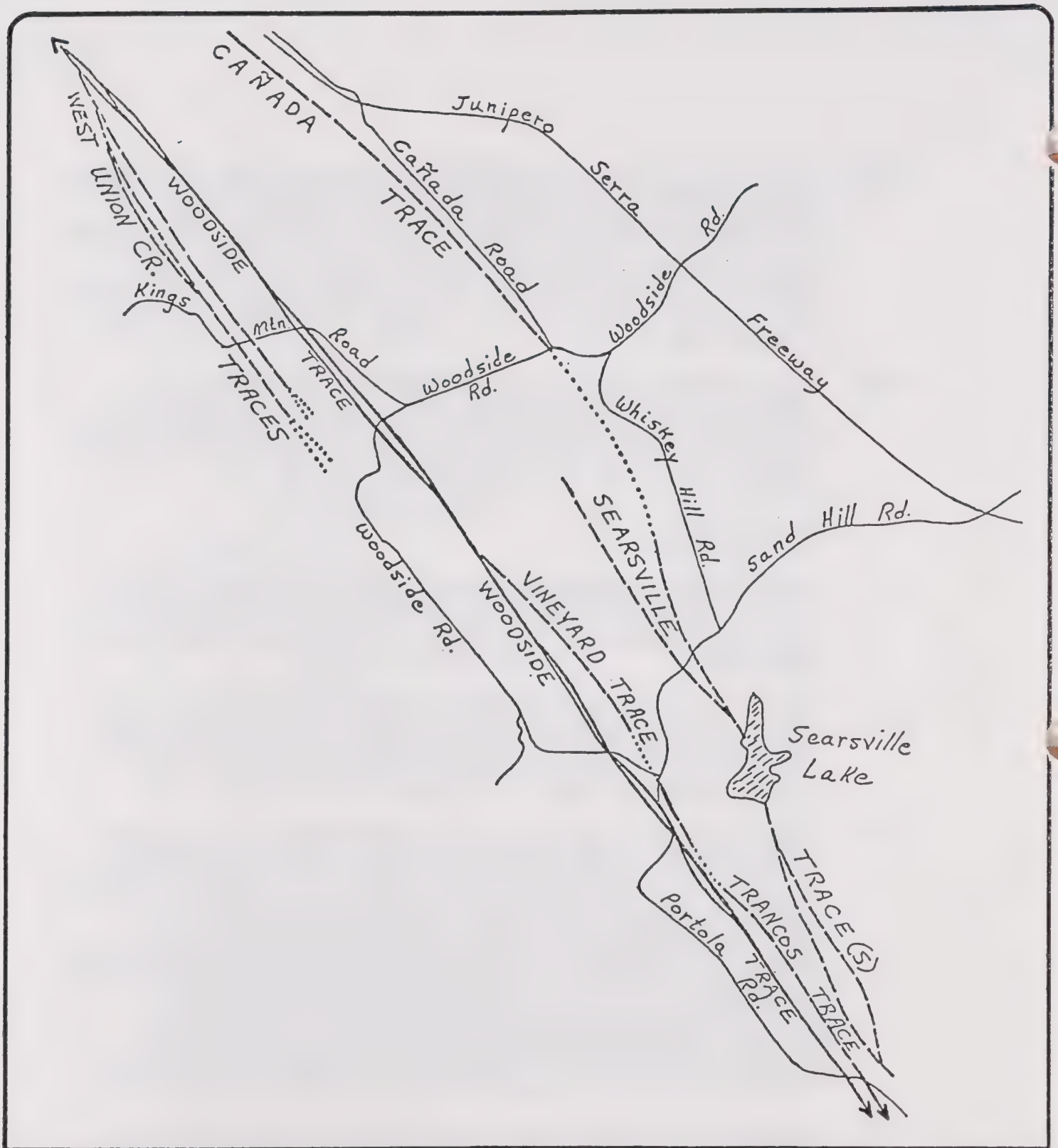
Ground Shaking

2520 Woodside experienced considerable damage from earthquake shaking in the 1906 earthquake, which is estimated to have been of a Richter magnitude 8.3, with local intensities ranging from VIII to XI, on the Modified Mercalli scale (1956 edition).

2521 Experts estimate that there is "significant probability" that the San Andreas fault will experience an earthquake of the magnitude of the 1906 earthquake sometime during the next 30 years; this could be in the Woodside area, or elsewhere along other sections of the fault. (10)

2522 Table 6 describes the characteristics of a "maximum probable" earthquake which might affect the Woodside Planning Area. Effects of ground shaking in Woodside would vary with different rock formations, soil conditions, and the amount of water present. Those areas which have thick, unconsolidated, watersoaked surficial sediments (such as recent alluvial deposits) have a greater potential for damaging effects due to earthquake shaking than do areas of firm bedrock. Table 7 defines three "geologic zones" in the Woodside Planning Area in which the geologic materials are grouped on the basis of their anticipated response to seismic shaking. Materials in Geologic Zone A are considered likely to respond more actively to an earthquake than those in Zone B, which, in turn, would respond more actively than those in Zone C. (15)

2523 Detailed geologic information concerning the Woodside area is not presently available in a form which can provide a basis for predicting the specific earthquake response at individual locations. (For further information, see references (1) (6) (8) (9) (10) (11) (12) and (16).)



SKETCH MAP OF FAULT TRACE PATTERN IN WOODSIDE

NORTH

WILLIAM SPANGLE & ASSOCIATES
CITY & REGIONAL PLANNERS

Legend

Woodside Master Trace

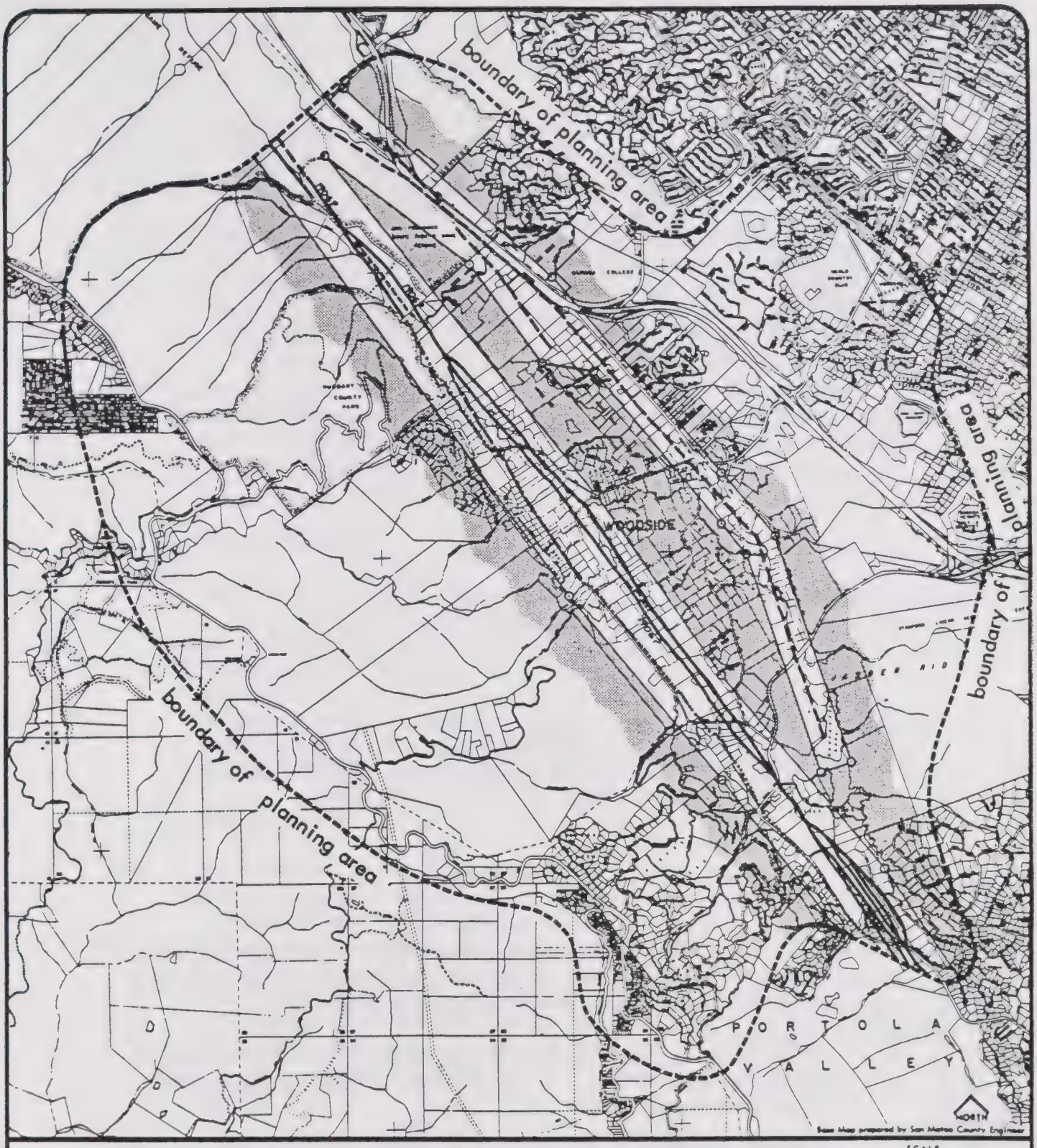
Subordinate Splay and Subordinate Parallel Traces

Connections Uncertain

Source:
Dickinson, 1973

TOWN OF WOODSIDE

FIGURE 3



SPECIAL STUDIES ZONES

DELINEATED BY CALIFORNIA DIVISION OF MINES AND GEOLOGY IN COMPLIANCE WITH CHAPTER 7.5, DIVISION 2 OF THE CALIF. PUBLIC RESOURCES CODE

SCALE

Miles: 0 1/2 1

Feet: 0 1000 2000

LEGEND

POTENTIALLY ACTIVE FAULTS
(FAULTS CONSIDERED TO HAVE BEEN ACTIVE DURING QUATERNARY TIME)

- SOLID LINE WHERE ACCURATELY LOCATED
- LONG DASH WHERE APPROXIMATELY LOCATED.
- SHORT DASH WHERE INFERRED
- DOTTED WHERE CONCEALED
- QUERY (?) INDICATES ADDITIONAL UNCERTAINTY
- EVIDENCE OF HISTORIC OFFSET INDICATED BY YEAR OF EARTHQUAKE-ASSOCIATED EVENT OR 'C' FOR DISPLACEMENT CAUSED BY CREEP OR POSSIBLE CREEP

SPECIAL STUDIES ZONE BOUNDARIES

IMPORTANT - PLEASE NOTE

1) This map may not show all potentially active faults, either within the special studies zones or outside their boundaries.

2) Faults shown are the basis for establishing the boundaries of the special studies zones.

3) The identification of these potentially active faults and the location of such fault traces are based on the best available data. Traces have been drawn as accurately as possible at this map scale; however, the quality of data used is highly varied. The faults shown have not been field checked during this map compilation.

4) Fault information on this map is not sufficient to serve as a substitute for information developed by the special studies that may be required under Chapter 7.5, Division 2, Section 2623 of the California Public Resources Code.

Translated from DMG Mapping to this map by William Spangle & Associates, January 1975

TOWN OF WOODSIDE

FIGURE 4

TABLE 6
MAXIMUM PROBABLE EARTHQUAKE ON THE SAN ANDREAS FAULT

Earthquake:	San Andreas (Center)
Magnitude:	8.3
Maximum[1] Acceleration (g):	0.5g (peak 1.0g)
Predominant[1]/Period (Seconds):	0.2 to 0.45 Probable
Duration[2] of Strongest Ground Shaking (Seconds):	35+ (total duration 50 to 60)
Maximum Modified Mercalli Intensity:	XI

---

[1]see Schnabel and Seed (11)

[2]see /Seed (12)

TABLE 7
RELATIVE GROUND SHAKING POTENTIAL IN THE WOODSIDE PLANNING AREA

Increasing Ground Shaking Potential

GEOLOGIC ZONE	
A	SURFICIAL MATERIALS: generally young, unconsolidated alluvial deposits of gravels, sand, silt and clay; broken landslide debris and artificial fill; locally saturated, alluvial deposits confined to valley floors.
B	NEAR-BEDROCK MATERIALS: semi-consolidated to consolidated older alluvial deposits of gravel, and, silt and clay; confined mostly to stream terraces and low foothills.
C	BEDROCK MATERIALS: hard stratified to massive deposits of sandstone, shale, minor conglomerate, and serpentine and mafic volcanic rocks; exposed in foothills and higher mountain terrain.

Landsliding

2524 Landslides are the movement of earth downslope; this movement may be rapid (as in a rock-fall or debris flow), or very slow and gradual (as in creep). In a landslide prone area, landslides can be "triggered" in many different ways, such as: by cutting away the toe of slope in grading for site development or road construction; adding more weight to an area by earth fill, building construction, or water from very heavy rain (22); or by shaking from an earthquake.

2525 Recent studies indicate that from 65% to 75% of the hillside area in the western portion of the Woodside Planning Area has been subject to landslide activity; some of these landslides are ancient, some of them are recent, and some are still actively moving. (For further information see references (1) (5) (8) (14) (17) (18) (20) (52) (53) (54).

Ground Settlement

2526 Ground settlement is the sinking of small areas of land, and is sometimes caused by the withdrawal of water from the ground, or the gradual settlement of unconsolidated alluvial deposits or artificial fill. Ground settlement may also be brought about by the shaking of earthquakes, it has been a major source of property damage in other areas of the world. Geologic information is not sufficient to determine whether or not the alluvial areas of Woodside would be subject to substantial ground settlement in the event of an earthquake. (For further information see references (1) (5).)

Soil Liquefaction

2527 Soil liquefaction is the phenomenon in which water saturated soil temporarily loses strength when subjected to shaking, and then flows as a fluid (in the manner of "quicksand"). Substantial damage in other areas of the world has been caused by soil liquefaction brought about by earthquakes. While detailed geologic information for Woodside is not yet available, the risk of liquefaction is considered very high in small areas along the valley floor where water saturated sediments are concentrated. (For further information see references (1) (19).)

Seiches

2528 A seiche is an earthquake-induced wave from oscillation in an enclosed body of water. Searsville Lake and the Bear Gulch Reservoir are the only bodies of water in the Woodside Planning Area that approach being large enough to experience damaging seiches. Preliminary review of the size and location of these waters indicates that they do not appear to present substantial hazards from seiches.

Flooding

2529 Woodside has experienced minor flooding in areas adjacent to streams for many years. Replacing natural areas with impervious rooftops and street paving tends to increase the flow of flood waters in streams. (For further information see references (1) (5) (16) (17) (18) (19) and (24). For policies concerning flooding, see paragraph 2139).

Erosion and Sedimentation

2530 Erosion and sedimentation are on-going natural processes in Woodside as elsewhere in the world. The rate of erosion at any particular location is related to the type of soil material, slope, and character of ground cover. Where natural conditions are disturbed, erosion can be greatly accelerated and cause damage both to the site on which it occurs and in downstream areas where water-borne sediments are deposited. Of the lands in the Planning Area, the steep western hillsides of Woodside present the highest erosion potential but mapping is not available which identifies relative susceptibility to erosion in detail. (Town policies concerning land development recommend the retention of vegetation, and ordinances regulate the grading of land, so as to minimize erosion-sedimentation problems.) (For further information see references (1) (5) (20) and (21).)

Expansive Soils or Bedrock

2531 Some soils swell when they get wet, and shrink when they dry; this can be damaging to structures if proper precautions are not taken. Although it is known that the severity of this condition varies with location, no detailed soil map of the Planning Area is presently available. (For further information see references (1) (5) and (21).)

Fire Hazards

2532 The Woodside Planning Area is served by the Woodside Fire Protection District (from fire stations in Woodside and Portola Valley), the California State Division of Forestry (from fire stations on Skyline Boulevard and in Belmont, and the Emerald Lake Area), and by Stanford University (with a fire station at the Stanford Linear Accelerator Center (SLAC)). The eastern portion of the Planning Area is served by the Menlo Park Fire Protection District and the Redwood City Fire Department. The Kings Mountain Fire Brigade (a volunteer fire company with a station on Skyline Boulevard) also provides fire protection in the Skyline area. All of these fire protection services fight both structural and non-structural fires, although the equipment operated by the California State Division of Forestry is designed to be most effective against grass, brush, and forest fires, rather than structural fires.

2533 In the process of preparing this Element of the General Plan an analysis was made of the fire hazards in the Woodside Planning Area. For this purpose, the Planning Area was divided into 780 grid cells, each measuring 1,000' x 1,000'. Each cell was then rated on four separate factors that are considered basic factors in evaluating fire safety, namely: water supply, accessibility, land slope, and flammability and fuel loading. Each cell was then assigned "penalty points" ranging from 0 to 8, for each of these basic factors. The basis for assigning penalty points is set forth in Table 8. The results of the scoring are shown on Figure 5. The scoring for grid cells represents average conditions for each cell. Scores for areas within each cell may vary from the average.

2534 The four basic fire safety factors were considered in the following manner:

1. Water Supply

   Water supply was judged to be adequate for firefighting purposes in areas where the system in place could deliver 1,000 gallons per minute for a period of two hours, with a residual pressure of 20 lbs./sq.in. Areas with an adequate water supply, based on the foregoing criteria, received no penalty points; other areas received the maximum penalty of 8 points.

2. Accessibility

   The factor of "accessibility" was measured in terms of travel time from a fire station to a potential fire location; it is a measure of the time that a fire-fighting crew will need to get to the fire and start extinguishing it. Accessibility was determined by measuring driving time from the various fire stations over established public and private roads, and estimating the rate of travel through areas which lack roads.

3. Land Slope

   Land slope influences fire safety in two ways. First, fire tends to spread far faster up steep slopes than it does on level land. Secondly, the slope of the land determines how easy it is to move men and equipment to the scene of the fire.

4. Flammability and Fuel Loading

   The term "flammability" is an index of how easily material is ignited, while "fuel loading" is an index of how much material is present to burn. An example of the usage of these terms might be applied to dry grass; it is very flammable, but it has a very light fuel loading and would burn out quickly. On the other hand, a pile of firewood may be very hard to ignite, but, once lit, would burn for a long time. The two factors were combined as a single rating factor in this study.

2535 The conclusions drawn from the analysis of fire hazard in Woodside are:

1. In the Woodside Planning Area, the relatively level sections with adequate roads and water supply systems are relatively well protected from fire hazards. These areas can be reached by fire fighting equipment quickly, and firemen normally are able to subdue fires in these areas quite rapidly. These are the areas shown in Figure 3 as first and second quartile.

2. The sections of the Woodside Planning Area which are in steep hillside terrain, have few roads, and are lacking in water supply, are classified as high risk areas from a fire safety point of view. These areas cannot be reached quickly by fire fighters, and when they are reached, fire fighters may have substantial difficulty in fighting the fire because of difficulty of movement, dependence on hand carried equipment, and lack of water. The lands shown in Map 3 as being in the fourth quartile are clearly the most hazardous in the Planning Area. The lands indicated in the third quartile are also considerably more hazardous than those in the first two quartiles, but are not quite as hazardous as those in the fourth quartile.

EMERGENCY PREPAREDNESS

Preparation for Emergencies

2536 Effective response to emergencies requires that in advance of need, emergency services, shelters and supplies have been organized and provided.

1. Fire fighting and rescue
2. Law enforcement
3. Medical services
   a. trained personnel: first aid, nurses, doctors
   b. ambulance service
   c. availability of hospitals
   d. stockpiling of medical supplies
4. Availability of emergency shelter
5. Provision of emergency food supplies and water
6. Communications networks
   a. emergency services
   b. citizen information
7. Public utilities
8. Transportation facilities
9. Evacuation routes to undamaged areas

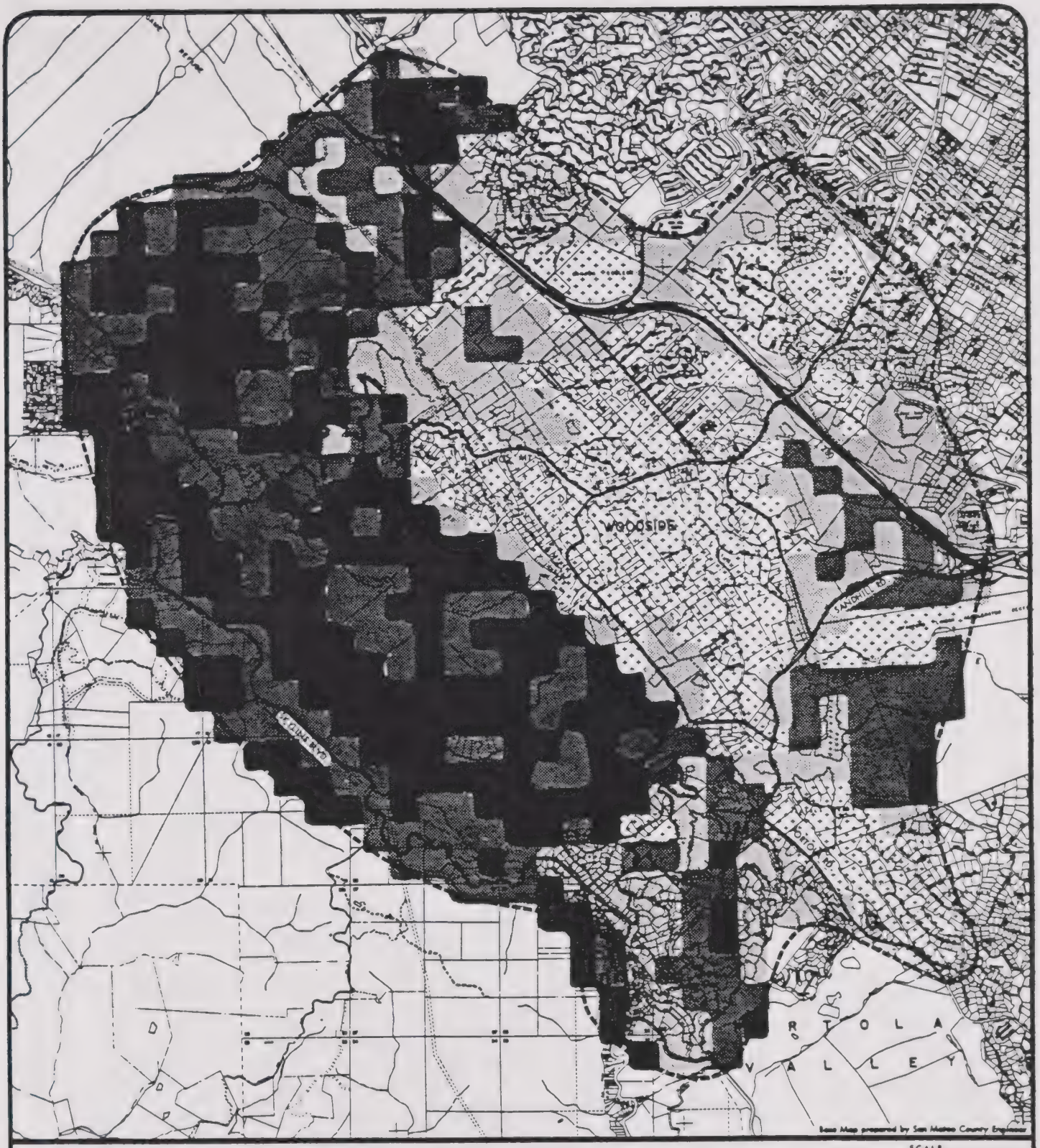
2537 The Town program for emergency disaster response will continue to give specific consideration to both the general nature of hazard exposure in the Planning Area and specific steps that can be taken in advance of natural disaster to facilitate emergency response.

2538 Emergency response measures for the Town of Woodside area are set forth in the Woodside Emergency Preparedness Program (a cooperative program of the San Mateo County Office of Emergency Preparedness, with support from the State of California Office of Emergency Preparedness).

2539 Emergency preparedness planning for the Woodside area is based on the premise that local emergencies will be dealt with quickly and effectively by local forces, such as local fire protection services, the County Sheriff, and local health services. The assumption is also made that any major disaster or emergency will require outside assistance, from nearby cities, the County, the State, or from Federal sources. Woodside is aware that if an emergency situation affects a wide geographical area (as an earthquake might), that the densely populated areas will probably receive aid first, and that rural areas, such as Woodside, will receive attention only when and if it becomes available. For this reason, residents of the Woodside area need to keep an adequate supply of food, water, and medical supplies available, sufficient to sustain them for a considerable time after a disaster.

TABLE 8
SUMMARY OF SCORING FACTORS USED IN RATING FIRE SAFETY IN THE WOODSIDE PLANNING AREA

Scoring Factor	Category	Penalty Points
Water Supply	Locations with fire flow of 1,000 gallons/minute for 2 hrs. with 20 lbs/sq.in. residual pressure	0
	All other locations	8
Accessibility	0 to 5 minutes driving time from fire station providing protection	0
	5 to 10 minutes	2
	10 to 15 minutes	4
	15 to 20 minutes	6
	over 20 minutes	8
Land Slope	less than 30% slope	0
	30% to 50% slope	4
	over 50% slope	8
Flammability and Fuel Loading	in undeveloped areas	
	grasslands	8
	brushlands	6
	wooded areas	4
	cultivated areas	1
	in developed areas	
	1 house on less than 1 acre	6
	1 house on 1 to 3 acres	3
	1 house on 3 acres or more	4
	Town Center area	4
	SLAC	1



FIRE SAFETY SCORES

SCALE

NORTH

WILLIAM SPANGLE & ASSOCIATES
CITY & REGIONAL PLANNERS

LEGEND

- SCORE 1 to 7 PENALTY POINTS (1st QUARTILE) - LOWEST FIRE HAZARD
- SCORE 8 to 17 PENALTY POINTS (2nd QUARTILE)
- SCORE 18 to 23 PENALTY POINTS (3rd QUARTILE)
- SCORE 24 to 32 PENALTY POINTS (4th QUARTILE) - HIGHEST FIRE HAZARD

SEE TEXT FOR BASIS OF SCORING

TOWN OF WOODSIDE

FIGURE 5

TABLE 9
GENERAL GUIDE TO LOCATION OF STRUCTURES AND LAND USES IN RELATION TO DEFINED HAZARD AREAS

General Category of Structure, Occupancy, or Land Use	HAZARD *										
	Fire		Flood		Earth Shaking	Surface Faulting	Landslide Susceptibility				
							Landslide Susceptibility Map Unit				
	1 to 17 penalty points	18 to 32 penalty points	Subject to annual flooding	Prone to occasional flooding	In any location in the Woodside Planning Area	Within 50 ft. of identified fault trace or 125 ft. of inferred fault trace	I	II	III	IV	L
Critical Facilities: 1-A - Facilities whose failure might be catastrophic	OK	X	X	X	X	X	OK	M	X	X	X
B - Facilities whose continuing functioning is critical	OK	X	X	X	M	X	OK	M	X	X	X
2-A - Facilities critically needed after disaster	OK	X	X	X	M	X	OK	M	X	X	X
B - Critical transportation links	OK	M	M	M	M	M	OK	M	M	X	X
C - Major local utility lines and facilities	OK	M	M	M	M	M	OK	M	M	M	X
D - Small dams	OK	M	M	M	M	X	OK	M	M	X	X
3-A - High occupancy structures	OK	X	X	X	M	X	OK	M	X	X	X
B - Facilities highly desirable for shelter after disaster	OK	X	X	X	M	X	OK	M	M	X	X
C - Local roads, utilities, commun. facilities	OK	M	X	M	M	M	OK	M	M	M	M
4-A - Medium occupancy structures	OK	M	X	X	M	X	OK	M	X	X	X
B - Low occupancy structures	OK	M	X	X	M	X	OK	M	M	M	X
5-A - Open space -- with intensive development	OK	OK	M	M	OK	OK	OK	OK	OK	M	M
B - Open space -- with no developed areas	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK

OK— Use usually OK without special design or construction measures required

M — Use may be appropriate if mitigating measures are taken adequate to the function of the structure or occupancy

X — Use is usually NOT APPROPRIATE in a location with these characteristics

* — Hazards are identified on the following: Fire — Map 3; Flood — references (16) (18) (19) (24); Surface Faulting — reference (2); Landslide Susceptibility — reference (14). Also see (18) and (20). (See Appendix listing.)

HOUSING

HOUSING

TABLE OF CONTENTS

	Page
INTRODUCTION	121
GOALS	121
POLICIES	123
PROGRAM OBJECTIVES	123
SUMMARY HOUSING ELEMENT	125
HOUSING NEEDS ASSESSMENT	127
A. Population	127
B. Employment	128
C. Existing and Projected Housing Needs	130
D. Household Characteristics	131
E. Other Housing and Household Characteristics	133
F. Special Needs	136
G. Household Income and Housing Costs	137
H. Overall Housing Values	139
I. Energy Conservation	141
INVENTORY OF UNDEVELOPED LANDS	142
HOUSING DEVELOPMENT CONSTRAINTS	147
A. Non-Governmental Constraints	147
B. Governmental Constraints	152
THE HOUSING PROGRAM	166
A. Existing Housing Programs	166
B. Summary of Objectives	168
C. Five-Year Action Program	169

2600 HOUSING

INTRODUCTION

2601 In 1976, the Town of Woodside adopted a General Plan which included a Housing Element. This existing Housing Element was in conformity with the requirements of State Planning Law in force at that time but is now out of date. In 1980, the State Legislature enacted AB 2853 which required all cities and counties to adopt a Housing Element pursuant to Government Code Section 65583 which specifies the scope and content. The Housing Element must be revised at least every five years and the revisions must include a review of the Town's progress toward fulfilling programmatic objectives.

In general, the State Legislature requires a Housing Element to include: (1) an assessment of housing needs and an inventory of resources and constraints, including the estimate of community housing needs prepared by the Association of Bay Area Governments pursuant to Section 65584(a); (2) a statement of community goals and policies; (3) a statement of quantified objectives relative to the maintenance, improvement and development of housing; and (4) a five-year implementation or action program.

In 1986 the Town reviewed its entire General Plan. Part of the adoption process for this 1986 update of the Woodside Housing Element is included in the comprehensive review. Community meetings were held in the various Town neighborhoods. These meetings were also attended by members of the Town Council, Planning Commission and staff. Further, all of the Town's standing Citizens Committee have reviewed all of the elements of the General Plan and have subsequently provided feedback.

2602 GOALS

The following goals and policies represent a restructuring and refinement of those adopted for the Housing Element of 1976. Additional goals and policies which respond to the needs and issues discussed in the previous sections are included.

General Goals

G1 To provide adequate housing for all persons regardless of income, age, race, sex, or ethnic background.

G2 To assure a variety of housing types within the context of the Town's General Plan and existing physical constraints.

G3 To assure open and free choice of housing for all.

Specific Goals

G4 To provide opportunities for housing to meet the needs of those families and individuals who wish to live in a rural setting; that is, in quiet residential areas which provide privacy, separation from traffic, undisturbed terrain, extensive vegetation, and opportunities to keep horses and other animals.

G5 To maintain the character and quality of existing housing which is in good condition, and to improve the quality and character of housing wherever substandard structures are found.

G6 To assure that the character and quality of housing in the Woodside Planning Area is appropriate to the local environment, and that it provides adequate and safe housing for its occupants.

G7 To continue participation in subregional housing programs.

G8 To continue to request the extension of public transit routes along major traffic corridors.

G9 To promote the availability of affordable housing for single persons, small family households, senior citizens, and physically impaired persons and on-site employees.

G10 To continue the review of administrative and Commission review processes in order to minimize housing development permit processing difficulties.

G11 To continue to inform housing construction permit applicants of all application requirements.

G12 To continue to allow rental accessory and second dwelling unit development through the Town Zoning Ordinance; and to explore other methods for rental housing provision within the community.

G13 To continue to make the option of the use of alternative housing such as factory built or mobile homes available within the community.

G14 To continue to encourage the inclusion of energy conservation features within new and existing housing and subdivisions.

2603 POLICIES

P1 The Town shall encourage the involvement of citizens in the study of housing and related issues and in the formulation of proposals to ameliorate housing problems.

P2 The Town shall work with nearby municipalities to investigate the possibilities of undertaking joint efforts to assist in providing low and moderate income housing.

P3 The Town shall not utilize Community Development Block Grant funds to the County Housing and Community Development Program for use in housing projects until the Town has devised a more direct means of utilizing the funds for providing housing for low and moderate income persons.

P4 The Town shall support the efforts of public and private organizations to bring about more understanding of housing issues and to devise solutions to defined housing needs.

P5 The Town shall encourage private citizens and organizations, such as churches and clubs, to undertake projects related to housing and transportation for persons with special housing and transportation problems.

P6 The Town shall request the State Legislature to require public service and utility districts and companies to base their development and expansion plans so that utilities for future housing can be assured.

P7 The Town shall continue to facilitate the rehabilitation and/or expansion of existing housing units.

P8 The Town shall continue to refine and expand its policy of permitting moderate cost accessory rental units within all single family residential zone districts.

2604 PROGRAM OBJECTIVES

01 The Planning Commission shall hold well-publicized forums to discuss housing issues and to gather citizens' input as needed in order to update this element of the General Plan.

02 The Planning Commission shall explore housing and related issues and report to the Town Council with recommendations.

03 The Town shall continue to cooperate with surrounding communities in filling the housing need goals established for the communities by the Association of Bay Area Governments.

04 The Town shall continue to consider the possibility of allowing residential projects, with medical facilities and ground transportation, for older persons.

05 The Town staff shall incorporate census and other data into the Housing Element, when available, and to revise and refine the Element on the basis of such information and citizen input every five years.

06 The Town shall continue to respond to applications for the use of factory built and modular housing units.

07 The Town shall continue to encourage the rehabilitation of existing housing units.

08 The Town shall continue to investigate the feasibility of providing a community sewage system to those areas experiencing waste disposal problems.

09 The Town shall continue to encourage the use of energy saving features in new construction and in the retrofitting of existing units.

010 The Town shall continue to provide information and consultation to private developers in order to facilitate the construction of new housing.

011 The Town staff shall maintain an inventory on available housing.

012 The Town shall continue to pursue vigorously the application of the Uniform Housing Code in order to preserve the existing housing stock.

013 The Town shall encourage the use of energy conservation measures in housing development through design review.

014 The Town shall review and permit housing with full consideration of the General Plan goals and policies, environmental constraints, and implementing ordinances.

SUMMARY HOUSING ELEMENT

2605 A. POPULATION PROFILE AND HOUSEHOLD CHARACTERISTICS

The recent population growth rate in Woodside has been slow compared to previous periods because of several factors, such as a declining birth rate and the nearly complete buildout of the easily developed land. The age of the Town's residents is shifting toward the older age categories, and the median age is higher than the County as a whole. The population is primarily a bedroom community, with 80% of the workers working outside the community.

2606 The number of households in the Town has increased at a faster rate than the total population, in part because of the declining number of persons per household. Households largely are married couples and families. The household income greatly exceeds the average household income within the Bay Area and San Mateo County. Woodside housing values cover a range from moderate to high.

2607 B. HOUSING NEEDS

The Association of Bay Area Government's projected number of housing units needed by Woodside between 1985 and 1990 is 298.

2608 Special housing needs exist for the handicapped, senior citizens, rental housing for one-person and single parent families, and affordable rental units for people engaged in equestrian and property management.

C. HOUSING OPPORTUNITIES

2609 Approximately 500 potential new housing sites have been identified in Woodside. Because of constraints of slope, earthquake faults, access, sewer, lack of public transportation and distance from employment (among others), very little land is suitable for development of affordable housing — approximately 212 sites. Development costs, such as land value, construction costs, and the cost of loans also constrain housing opportunities.

2610 However, the construction of new single family homes and certification of second living units as rentals make significant contributions to the housing stock. Second living units are allowed in all residential zoning districts which provide housing opportunities for single and low to moderate income needs.

D. MEETING HOUSING NEEDS

2611 Through various programs and actions, Woodside encourages the creation of housing opportunities. Auxiliary housing units and factory built housing are allowed in all residential zoning districts. Mobile homes on foundations are allowed in certain zoning districts. Rehabilitation and modification of existing affordable housing is often allowed through the variance procedure.

2612 The Town estimates that 298 housing units will be needed between 1985 and 1990, and concludes that all of these units will be constructed during that time. Construction of single family residences may total 100 units during that period, and approximately 200 second living units may be certified. The creation of these units will meet the projected housing need.

2613 The needs of people with special housing needs, such as the physically impaired, will be met by existing and projected housing.

HOUSING NEEDS ASSESSMENT

2614 The following information describes the setting in which the Town's housing needs occur and provides a foundation for assessing housing needs.

A. Population.

2615 1. Absolute Increase. The Town of Woodside experienced a relatively slow growth in the decade 1970-1980 in comparison to the previous decade. The population was 3,592 in 1960, 4,734 in 1970 (a 10-year increase of 31.8%), and 5,291 in 1980 (a 10-year increase of 11.83%). This decline in growth rate is consistent with the decline in San Mateo County's rate which was 25.2% for 1960-1970 and 5.38% for 1970-1980. The population has not kept pace with either of the projections prepared in 1968 for the Town's Basic Data Report (6,800 in 1980), or in 1975 for the 1976 General Plan Program. Also, the 1980 population forecast prepared by the Association of Bay Area Governments (ABAG) of 6,246 has not been realized.

2616 The fundamental reasons for the decline in the growth rate are: (a) a declining birth rate, (b) a decrease in residential construction, (c) a diminution of existing housing market opportunities because of the high cost of financing (a result of such material economic trends as the national economic recession of the early 1980s), and (d) a characteristic land maturation in which most of the relatively easily developed land has been built out.

2617 The Town's current population is 0.9% of the County's total population of 603,630.

2618 2. Age. The Town's age distribution is steadily shifting toward the older age categories. There was a substantial decline of population in the under 5 age group from 1960 to 1970 (from 6.5% to 4.2%); from 1970-1980 this age category has remained almost uniform at 4.45% in 1980. There has been, however, a substantial decrease in the school age 5-17 category; in 1970 this group represented 26.0%; in 1980, 17.86%. This represents an absolute decrease of 287 school age children in the 1970-1980 period. Also, there was a moderate increase in the 18-34 age group (from 18.7% to 22.94%) and slight increases in the 35-65 group (from 42.6% to 45.55%) and in the 65+ category (from 8.5% to 9.2%).

2619 The Town's median age reflects the above percentages. The 1980 median age is 37.9;[33] the 1970 median age was 35.3.

2620 These figures differ noticeably from the County-wide characteristics as follows: The County as a whole experienced a significant decline in the under-5 age group (from 7.7% to 5.9%) and a substantial increase in the 65+ group (from 7.7% to 10.5%).[34] The County's median age increased from 29.4 in 1970 to 32.9 in 1980.[35]

2621 3. Racial/Ethnic Composition. The Town's non-white population remained a consistent 1.7% from 1960-1970. From 1970 to 1980, this proportion more than doubled to 3.68%. The Town's Black population decreased from 1960-1970 from 0.9% to 0.4% but has increased in 1980 to 0.66%. The most prevalent minority ethnic group is the Asian population, which comprises 1.65% of the total population. Persons of Spanish origin comprise 3.5% of the Town's population.[36]

2622 These figures differ substantially from the County-wide composition as the County's white population decreased from 91.3% in 1970 to 78.1%[37] in 1980.

B. Employment

2623 A community's employment characteristics can significantly influence housing demand. The relationship between economic growth and increased housing demand is usually reflected in the rate of households to jobs. An Association of Bay Area Governments (ABAG) study reveals that, in 1975, the ratio was 1.1 households-per-job. By 1990 the ratio is expected to decline to 0.99 - 1.0.

2624 The household-per-job ratio and other housing-employment concepts are more meaningful for economic regions, sub-regions and large self-contained areas than for small bedroom communities and rural villages which have little or no industrial or commercial development.

2625 The Town of Woodside has no industrial land-use base, and relatively small retail commercial and professional service activities located in the Town Center and the Skylonda Commercial Area. Currently, there are approximately 15 retail businesses and 50 service and professional businesses, which provide a total of approximately 250 total jobs. In 1987 there were only two vacant commercially zoned properties in Woodside and it is not anticipated that there will be changes in the Town's General Plan which would provide for additional employment opportunities in the near future.

2626 In addition to conventional commercial employment opportunities, the Town provides employment for a number of private household workers, such as caretakers, equestrian managers and assistants and domestics. In addition, a number of residents engage in home occupations which are conditionally permitted by special permit and include craftspersons and a variety of professional and managerial people.

2627 In 1970, over half of the employed residents of the Town (53%) were classified as professional and technical workers or managers and administrators. This is a significant increase over the 1960 figure of 43%. In 1980, over half of the employed residents (approximately 52%) were classified as professional and technical workers, managers and administrators. This percentage is significantly greater than for San Mateo County in 1980, where it was 27.2%.[38] The percentage of private household workers however, has declined sharply, from 9.6% in 1960 to 4.3% in 1970 and to 1.1% in 1980. This is significantly higher than the county-wide percentage of 0.6%. Portola Valley has a comparable percentage of household workers, 0.5%.

2628 Probably the largest general category of employment within the community relates to maintaining property, caring for and training horses, and providing domestic services. Many people who are employed on a regular basis in these categories receive housing as part of their remuneration. In fact, cottages on property in Woodside and nearby Atherton are in demand by college students and others who exchange part-time maintenance or domestic work for housing.

2629 Of the 2,869 employed Woodside residents* in 1980 who reported their place of work, 1,150, or approximately 40% worked in San Mateo County. Presumably many of the 40% of employed persons working in other counties worked in nearby Santa Clara County. Since over 50% of the employed persons were in professional or managerial jobs, and there are few such positions in the Town, it must be assumed that the majority of those worked outside of Woodside. It would appear, although there are no supporting data, that the number of Woodside residents working outside of the Town far exceeds the combined number of residents and non-residents working in the Town. In other words, Woodside is providing housing for many more people than those employed within the Town.

2630 In summary, employment opportunities in the Town of Woodside and the nearby communities of Portola Valley and Atherton are extremely limited. Further, Woodside is primarily a bedroom community, with over 80% of the workers working outside the community.

*16 years of age and over

2631 C. Existing and Projected Housing Needs. The State's housing element guidelines and State Planning Law (Government Code Section 65583) require that each community provide for its "fair share" of the region's total housing need. As provided by Government Code Section 65584, the Association of Bay Area Governments has determined the existing and projected needs for all of the region's cities and counties. The Town of Woodside has accepted, with certain reservations, ABAG's projections which are a follows:

TABLE 10
EXISTING AND PROJECTED HOUSING NEED[1]
TOWN OF WOODSIDE

	Year		Total Required
	1980[3]	1985	By 1990[2]
Projected households	1,853	1,9064	2,180
Total housing units	1,905	1,956	
Vacancy %	2.73	2.64[4]	
Percentage Owner	89.00	—	
Percentage Renter	11.00	—	
Housing need (units)	43	205	363
Income Distribution (units required)			
Above moderate (81%)		166	294
Moderate (2%)		4	7
Low (0%)		0	0
Very Low (17%)		35	62
	43	205	363

[1]Includes 1985 Requirement

[2]June 1985, ABAG Housing Needs Determinations, San Francisco Bay Region; Mr. Doug Detline

[3]Source: 1980 Census, ABAG

[4]Estimate by Donald A. Woolfe and Associates

2632 The above housing need established by ABAG for the Town of Woodside is the net addition of units to the available housing stock required to accommodate the existing and projected housing need of the community.

2633 The California Department of Finance has estimated that the average household size in Woodside will drop slightly or stabilize in the near term.[39]

2634 D. Household Characteristics. An analysis of household characteristics combined with other relevant information provides insight into the community's housing requirements as the household is the basic unit from which housing demand is measured.

2635 1. Number of Households. The number of households in the Town of Woodside has increased at a faster rate than the total population within the past decade. In 1960, the Town had 1,128 households; this figure increased to 1,527 (35.4%) in 1970. By 1980, the Town's households increased to 1,853, a ten-year increase of 326 households or 21.4%. The equivalent population increases were 31.8% and 11.8%, respectively. Thus, the total number of households has increased at approximately twice the rate of the population between 1970 and 1980. This is reflected in decreases in the average household size, which are discussed below.

2636 2. Household Size. The mean number of persons per occupied housing unit (household size) increased slightly from 3.15 in 1960 to 3.17 in 1970. Since 1970, however, the average household size has decreased 10% to 2.86 in 1980. This is in comparison with a 13% decrease in the size of the County-wide household, which was 2.97 in 1970 and 2.58 in 1980. Woodside's household size has been and continues to be greater than the County-wide and Bay Area average household size.

2637 3. Household Composition. The Town of Woodside continues to be primarily a community of traditional nuclear families. In 1980, 1,329 households or 71.7% of the 1,853 total, were married-couple families with or without children. The remaining 28.3%[40] of the households are shown in Table 11.

2638 The Town of Woodside, as shown in Table 11, has a greater number of married couple households than is experienced County-wide, approximately 72% compared to approximately 56% in the County. Further, there are fewer one person and one-parent households in Woodside, 13.8% and 7.4% respectively, than in the County. Non-family households, however, in both Woodside and the County represent about seven percent of the population. The Town and County have a similar percentage of households which contain persons 60 years of age or over, 28.4% and 27.9% respectively.

TABLE 11
HOUSEHOLD CHARACTERISTICS
(1985 ESTIMATES)[1]

	San Mateo County[2]		Woodside	
	Total	%	Total	%
Households	185,151	100.00%	1,853	100.00%
Married Couple Households	103,870	56.1%	1,329	71.7%[3]
One Person Household	46,862	25.3%	256	13.8%
One Parent Household	22,218	12.0%	136	7.3%
Non-Family Household	12,220	6.6%	132	7.1%

[1]1985 Summary Report — Controlled County Population Estimates for 1/1/85 — Population Research Unit — Department of Finance, State of California, 4/26/85

[2]Incorporated and Unincorporated

[3]Figures do not add up to 100% due to rounding.

2639 4. Income. Historically, household income in the Town has greatly exceeded the average household income within the Bay Area and San Mateo County. Approximately one-half of the families earned more than $25,000 in 1970 as compared to 21% in 1960. The median family income was $12,473 in 1960, $24,934 in 1970, and $50,753 in 1979 (as shown in Table 12). The median household income was $45,499 in 1979.[41]

2640 In 1970, 20 families and 93 unrelated persons had incomes below the poverty level; this represents approximately 3.30% of the total 1970 population. In 1979 however, 47 families and 31 non-family persons had incomes below the poverty level. This represents a slight reduction to three percent as compared to the 1970 below-poverty level.

2641 The per capita income was $11,777 in 1970 and $20,334 in 1979; this represents a 74.5% per capita income increase over 1970. While the Town's family income grew approximately 103% from 1970 to 1979, San Mateo County's family income increased at a greater rate of approximately 140%, from $13,222 to $31,740.

2642 E. Other Housing and Household Characteristics. The following is a summary of selected additional housing and household characteristics which are relevant to the Housing Element. In addition, the Town of Woodside Basic Data Report (revised September 1975 and August 1982) contains a rather complete array of socio/economic background information, primarily based upon census information. The Basic Data Report is available at the Town Hall for those who wish to obtain a more in-depth information of these characteristics.

2643 Growth Rate. The most intense housing unit growth in the Town was during the decade of the 1950s when 555 units were constructed. This almost doubled the number of units in the community which incorporated in 1956.

2644 The number of new single family units constructed from 1960-1979 was 504. This represents an average construction rate of 25.2 units per year. Since 1980 the construction rate dipped to 11 units per year.* This decline appears to correspond to similar reductions experienced within the County and Bay Area. In 1986-1987 single family residence permits increased to 22 units for the first nine months of the fiscal year. This may indicate a return to the 1960-1979 rate.

2645 Size. Housing units constructed within the Town appear to be slightly larger than the County-wide average in terms of number of rooms. The median number of rooms per dwelling unit within the Town is 5.6 while the County's median is 5.0. In comparison, the nearby Portola Valley is 7.1 rooms per dwelling unit. The absolute median size (bulk) of housing units is approximately 4,000 square feet according to Building Permit files. This closely compares to the Atherton and Portola Valley communities, however, this size is believed to be approximately double the size of the average unit constructed within the County.

2646 Overcrowding. The Federal Census provides information on persons-per-room in housing units within a community. Housing units with 1.01 or more persons per room are frequently considered to be overcrowded. This rule of thumb can be misleading in communities which have particularly large dwelling units, such as Woodside. Woodside units are usually 50 to 100 percent larger than the County-wide average.

* Based on the issuance of 70 single family building permits from 1980-1986.

TABLE 12
INCOME 1979[1]

	Household Income		Family Income		Per Capita	Population Below Poverty Level	
	Median	Mean	Median	Mean		Number	%
San Mateo County	$23,172	$27,641	$27,279	$31,740	$10,723	35,321	6.1%
Woodside (1979)	$45,499	$58,590	$50,753	$63,046	$20,334	206	3.9%

[1]DATA FILE C-PI, San Mateo County, June 1983

2647 The 1980 Census indicates that 42 units in Woodside have 1.01 or greater persons per room, approximately 2.4 percent of the housing stock.[42] Given that Woodside housing units have a significantly greater size, the Town officials do not consider the number of persons per room an accurate measure of overcrowding, and do not feel that overcrowding is an issue in the Town of Woodside.

2648 Ownership/Rentership. Woodside has a higher percentage of owner occupied housing units than is experienced County-wide. In 1980, approximately 1,611 units, or 86.9% of the Town's 1,853 occupied housing units were owner occupied and approximately 242 units or 13.1% were renter occupied. In comparison, County-wide owner occupied units represent 61% of all occupied units, and renter units 39%.

2649 The absolute number of rental units has slightly increased since 1960. In 1960, there were a total of 224 rental units. By 1970, this amount decreased to 192. By 1980, the Town's rental stock had increased to 242 units.[43] In 1985 the Town adopted an ordinance to provide for legalization of second living (rental) units, which is expected to add approximately 200 second living units to the housing stock.

2650 The 1980 median household income for owner occupied households is significantly greater than for renter occupied units. The median household income for owner occupied units is $49,311, while for renter occupied units it is $18,913.

2651 Contract Rent. In 1970, the median contract rent within the Town of Woodside was $180 while the County's median rent was $154. By 1980, the median contract rent in Woodside had sharply increased to $430 and median County contract rent increased to $313.

2652 No cash rent was paid for the use of 97 units in 1960, 60 units in 1970 and 57 in 1980.[44] These units are usually provided for in-lieu services by caretakers or others working on properties within the Town.

2653 Value. The value of owner occupied housing units in Woodside has been and remains quite high. In 1970, 72.2% of the units were valued at $50,000 or more while only 12.9% of the County's units were similarly valued. In 1980, only six units were valued at less than $50,000.

2654 Although it is difficult to make meaningful comparisons because of the inordinate growth in areawide residential market values, the information in Table 13 is indicative of changing values.

TABLE 13
MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS[1]

Year	Woodside	San Mateo County
1960	35,000	n/a
1970	57,682	30,396
1980	200,000+	124,400

[1]Source: Basic Data Report and 1980 Census, Financial Characteristics Table 37.

2655 The $200,000+ figure is not truly indicative of the median housing value in the Town but rather reflects the inherent error in the Federal Census methodology which provides an artificial "cut off" or ceiling on housing value. A more accurate indication of value may be inferred from a recent study of values of Peninsula cities (see Table 14). From this study one may deduce that the Town's true median housing value is between $300,000 - $400,000 which is at least 250% to 375% greater than the County average.

F. Special Needs.

2656 In order to provide adequate housing opportunities for all categories a community must consider the requirements of special needs households, including handicapped persons, young or large families, households with female heads and senior citizens. The shelter requirements of these special groups will emphasize the need for a housing stock with special size, accessibility or affordability characteristics.

2657 There is currently no available information on the number of non-institutionalized handicapped persons within the Town. Current estimates by the California State Department of Rehabilitation indicate that over 47,000 persons aged 16 or older and with some form of physical handicap reside in San Mateo County.[45] Given the lack of precise data it is assumed that the Town of Woodside would contain at least a proportionate share of the County's handicapped, based on the Town's population relative to the County's population. Since the Town represents 0.83% of the County population, a total of approximately 390 handicapped may reside in Woodside.

2658 Typically, handicapped persons in most communities are often unable to find housing other than institutional care which is suited to their needs. The inability to find suitable housing is not considered to be a problem within Woodside because the relative affluence of the residents permits them to adapt existing housing stock for special physical needs. In addition, the Town's non-residential building and site development regulations require strict recognition of the needs of the handicapped.

2659 There are approximately 200 households in Woodside with the householder 65 years of age or older and 287 households with at least one person 65 years or older. However, the special housing needs of senior citizens are satisfied because of the relatively high economic status of the community. However, one special housing need is frequently mentioned to the Town staff: for residents who wish to remain in the community, have small size families, and have neither the time nor interest in maintaining larger family homes.

2660 A third perceived special housing need is that of rental units for one-person households, and single parent families. In Woodside there are approximately 107 single-person households headed by males and 149 headed by females. One hundred fifty-five households have female heads and no husbands; 113 households have male heads with no wives. It is not known if these households are within those household units which cannot afford housing in Woodside.

2661 Approximately 237 housing units have five or more persons living in a single unit. This is in contrast to the median number of persons-per-household of 2.49. Again, large households are not considered to be a major special need group in Woodside because of the size of housing units and the high income levels in the community.

2662 A unique special housing need appears to be for affordable rental units for those engaged in equestrian and property management. The Town of Woodside is one of the most significant equestrian oriented communities in the Bay Area, with between 1,300 and 1,500 horses maintained on residential properties. In addition, four commercial stables are located in Woodside. The typical equestrian residential property contains a stable and corral and many properties also contain training and boarding facilities. The larger equestrian properties require the employment of equestrian trainers and maintenance personnel.

2663 G. Household Income and Housing Costs. In determining the level of housing payments as compared to the ability to pay, the following Federal and State income categories are used as follows:

Very low income	Below 50% of median
Low income	50% - 80% of median
Moderate income	81% - 120% of median
Above moderate income	Above 120% of median

2664 In determining the maximum proportionate share of household income to be allocated to housing, 25% of annual household income is used for all categories with the exception of those households with incomes in excess of $50,000 per year, where 30% was used.

2665 Utilizing the median household income of $45,499[46] identified in the 1980 census, Table 14 presents the available income for monthly housing payments by income category.

2666 If the median household income for San Mateo County is used, approximately 301 Woodside households would be considered low income. None of the low to very low income households could afford the median contract rent of $430 per month, or the median monthly mortgage cost of $758 per month.

TABLE 14
TOWN OF WOODSIDE
HOUSEHOLD INCOME BY INCOME CATEGORY

A. USING WOODSIDE MEDIAN INCOME ($45,499)

Household Income	Monthly Income Available for Housing Payments*	Approximate Number of Households**
Very Low (50%) 0 - 22,749	0 - 473	385
Low Income (80%) 22,750 - 36,399	474 - 758	305
Moderate (120%) 36,400 - 54,598	759 - 1,355	363
Above Moderate 54,599+	1,356+	800

B. USING COUNTY MEDIAN INCOME ($23,172)

Household Income	Monthly Income Available for Housing Payments	Approximate Number of Households**
Very low (50%) 0 - 11,586	0 - 241	179
Low Income (80%) 11,587 - 18,538	242 - 386	122
Moderate (120%) 18,539 - 27,806	387 - 579	194
Above Moderate 27,807+	580+	1,304

* Assumes 25% of income available for housing payments.
** Estimated from 1980 census data.

Source: Donald A. Woolfe and Associates

2667 According to 1980 summary census information, 73 rental units have monthly rental costs are within reach of low income households (e.g. within 25% of household income). This leaves 228 households which may be overpaying for housing. However, the census also indicates 57 rental units for which no cash rent is paid. If one-half of these units are available for low income households, it could be assumed that 199 households may be overpaying for housing. The Town staff believes however, that additional no-rent units are available which are not indicated in the census data. Further, some of these households may be living in owner-occupied units which have been paid off or have old mortgages with low principal and interest payments compared to the market value of the housing unit.

2668 A comparison of monthly income available for housing and the amount of money required to service housing mortgages for owner-occupied units indicates that the median mortgage cost of $758 per month is affordable by over 63 percent of the households in Woodside. The Town's median monthly contract rent, which is $430 per month, is affordable by all income categories. [47]

Unfortunately, available census data do not provide a sufficient breakdown of available housing units by monthly mortgage or rental expense category to fully compare the housing need and available units by income category.

2669 H. Overall Housing Values. Table 15 indicates a range of housing values for Peninsula cities. This study, which has been generally verified by local realtors, reveals that the Town of Woodside has the third highest housing values (for the 15 cities studied) within the medium-to-low value classification. The Town of Woodside, however, differs from many of the surrounding communities since it contains a wider range of middle income suburban housing values. Although the Town is viewed by many non-residents as containing only high value residences, it contains many moderate income units.

2670 These homes are generally found in two neighborhoods. The Woodside Glens area located between Canada Road and the I-280 freeway contains approximately 175 moderately priced housing units. The 1985 real estate listings in the Woodside Glens Area include single family units for $150,000 to $225,000. The Emerald Lake Hills area located east of Canada Road and the I-280 freeway in the extreme northerly portion of the Town contains an additional approximately 130 moderately priced homes. In addition, a small amount of moderately priced housing may be found in various areas, such as the area adjacent to Skyline Boulevard in the western foothill area.

TABLE 15
HOUSING VALUES OF PENINSULA CITIES

CITY	VALUE IN DOLLARS		
	LOW (average)	MEDIAN (average)	HIGH (average)
Atherton	350,000	600,000	900,000
Belmont	135,000	189,000	329,000
Burlingame	179,000	259,000	350,000
Foster City	149,950	225,000	335,000
Hillsborough	387,000	479,500	685,000
Los Altos	195,000	275,000	340,000
Menlo Park	180,000	280,000	650,000
Millbrae	154,900	259,500	350,000
Mountain View	155,000	195,000	250,000
Palo Alto	195,000	300,000	750,000
Redwood City	120,000	200,000	500,000
San Carlos	140,000	220,000	500,000
San Mateo	117,000	245,000	390,000
Sunnyvale	135,000	180,000	225,000
Woodside	225,000	400,000	900,000

Source: Miller, Jack, "How Location Boosts Prices Sharply" San Francisco Chronicle/Examiner, Home Section, January 31, 1982.

2671 I. Energy Conservation. Energy conservation has become a significant issue in the consideration of local housing policy since energy costs have dramatically increased in recent years. The Federal and State Government has provided incentives for incorporating energy saving devices into residential units. Many Woodside residents have taken advantage of these incentives by installing various conservation devices such as solar panels for hot water heating. Additionally, Title 24 of the State Building Regulations requires that all new residential units (and additions) be designed to comply with relatively stringent energy standards. These standards are rigorously enforced by the San Mateo County Building Department, which serves as the Town's building inspection and plan checking agency. In addition, the review of Environmental Impact Reports (EIRs) for the projects under the jurisdiction of the California Environmental Quality Act (CEQA) requires energy impacts be evaluated.

2672 The Town of Woodside is aware of the need of all of its residents to conserve energy. Toward this end, the following steps have been taken in addition to the above:

1. A system for the accumulation and dissemination of energy conservation information has been established at Town Hall. Information is made available to residents through the Town Hall and the Library.

2. Technical advice on the design and construction of individual units and energy efficient site planning is available thorough the Town Planning Department and County Building Department.

3. The Town's Subdivision Ordinance has been amended to include the requirements for the consideration of solar access and energy conservation.

4. Historically, the Town Council and Planning Commission have adopted a policy of modifying ordinance requirements to encourage rehabilitation and energy retrofit.

2673 Because of the Town's established land use pattern (which primarily consists of developed employment and service centers, physical development constraints and lack of public transit), little can be accomplished in terms of energy conservation through the use of long range land use planning at this time.

2674 Finally, energy conservation savings result in far less of the proportionate share of annual housing costs for the average Woodside resident than for the typical Bay Area resident because of the higher housing costs in the community.

INVENTORY OF UNDEVELOPED LANDS

2675 Assembly Bill 2853 requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites and sites that have a potential for subdivision development. The inventory is also to include an analysis of the relationship of zoning and public facilities to these sites.

2676 In fulfillment of this requirement, a parcel-by-parcel inventory was conducted by Town staff. The locations of land with subdivision potential are shown on Figure 6 summarizes the results of the survey.

2677 Under current zoning regulations and considering physical and service constraints, a total of approximately 500 potential new housing sites have been identified. (This assumes that all existing and potential sites are made available for new housing). The majority of these sites (approximately 290) are located within the western foothills and central valley portions of the Town to the west of Canada Road and the Junipero Serra Freeway. A comparison of the potential Housing Sites Map with the Physical Constraints Map (Figure 7) indicates that approximately 212 sites are suitable for the construction of affordable housing. These sites occur outside of the development constraint areas.

2678 Town staff additionally focused its analysis on parcels which had a reasonable potential of residential development, with densities of 6-10 units per acre within the foreseeable future. As stated earlier, the major impediments to the development of affordable housing are: (1) lack of sewer facilities; (2) geological hazards; (3) steep ground slopes; (4) isolation from employment and urban services; and (5) lack of a public transit system.

2679 The majority of undeveloped land in Woodside which could possibly be used for affordable housing is within the Fair Oaks Sewer Maintenance District, since requisite feasible densities would preclude the use of individual septic systems. In addition, the area within the sewer district: (1) has reasonably adequate vehicular access; (2) is freer of earthquake faults and unstable soils than are areas further to the west; (3) has a reasonable potential of being served by public transit; and (4) is closer to employment and service centers.

2680 The Town's Physical Constraints Map (Figure 7) indicates the portions of the community within the sewer district. Figure 6 indicates those lands which are basically undeveloped, and have potential for future subdivision. As is shown, most of the undeveloped parcels are located on fairly rugged terrain. Steeply sloped land would add considerably to the cost of construction and would not be suitable for such specialized development as senior citizen housing.

2681 Under new District policies, a reasonably sized housing development project within the District may receive sewer service upon the payment of a fee (See discussion of the Housing Development Constraints section).

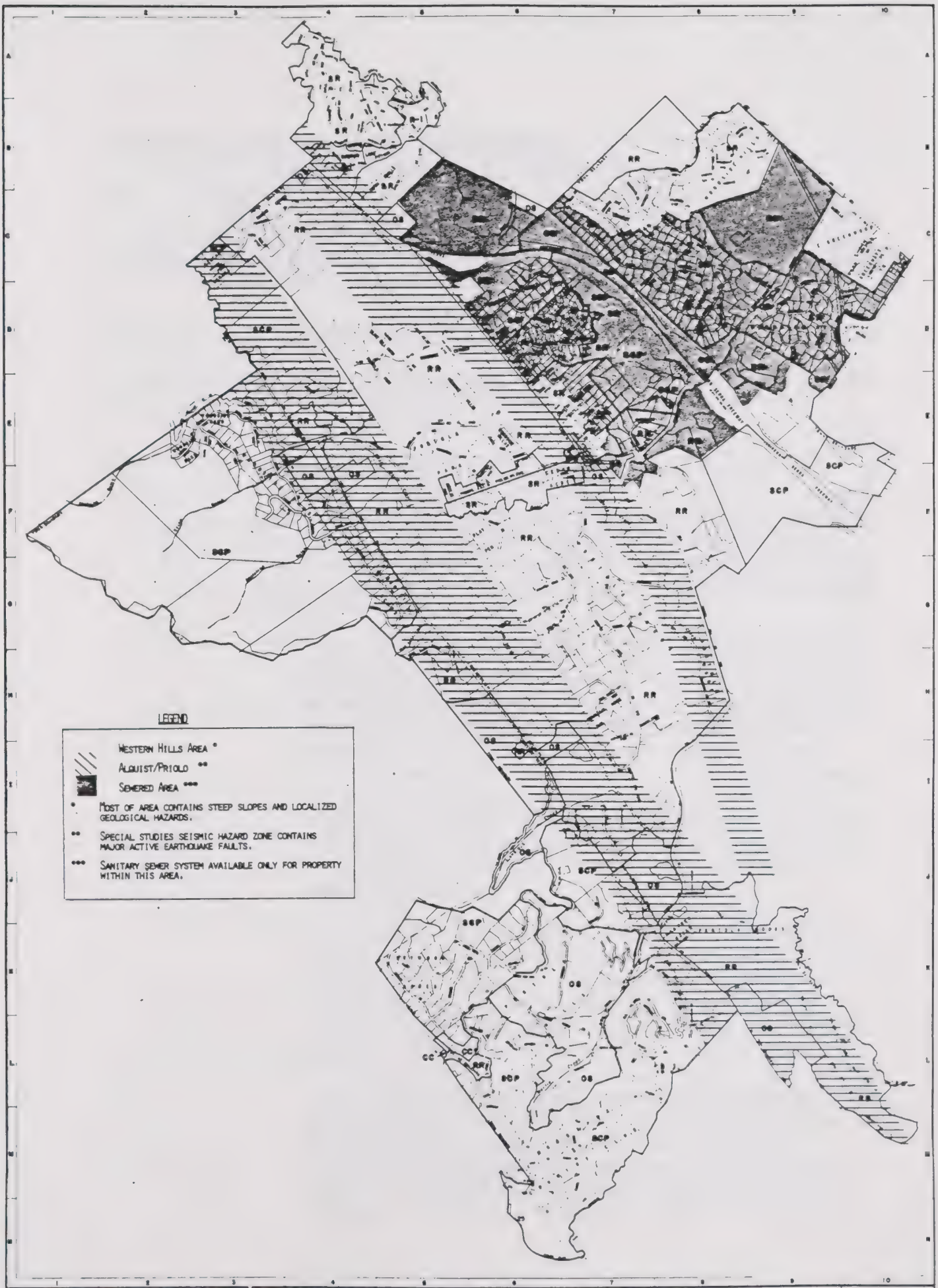
2682 A site not currently within the existing sewer district which has marginal potential for the development of affordable housing is the relatively large 129 acre tract adjacent to the I-280 freeway near Sand Hill Road. The parcel has some major development constraints such as extremely steep slopes with deeply incised wooded canyons, poor vehicular access and no readily available public utilities.

2683 In summary, there is very little land (other than well-isolated pockets of steep property) remaining within the sewered area of the Town which is suitable for development of any nature.

potential future housing sites
FIGURE 6

TOWN OF WOODSIDE

SAN MATEO COUNTY, CALIFORNIA



physical constraints
FIGURE 7

TOWN OF WOODSIDE
SAN MATEO COUNTY, CALIFORNIA

TABLE 16
UNDEVELOPED LAND SURVEY 1985

Zone District	No. of Vacant Sites Not Subdividable	Subdividable Parcels			Total Housing Sites
		No. of Parcels	Size in Acres	No. of Potential Housing Sites*	
OS 10 ac.	3	4	100	10	13
SCP	56	10	873	131	187
RR 3 ac.	66	52	549	156	222
SR 1 ac.	28	16	41	31	59
R-1 1/2 ac.	21	3	5	10	31
Totals	174	85	1,568	338	512

* Impacts of the provisions of Slope/Density Ordinance and other development constraints have been considered.

HOUSING DEVELOPMENT CONSTRAINTS

2684 In the development of a comprehensive housing program for the Town of Woodside, constraints to housing development must be recognized. Constraints, such as the condition of the national economy, labor and construction material costs, cannot be completely overcome by a local community's housing program. Other constraints can be addressed by a comprehensive housing program.

2685 A. Non-Governmental Constraints.

These can be categorized into three fundamental units: (1) physical or environmental characteristics; (2) housing development costs; and (3) occupancy costs. The significant constraints are as follows:

2686 1. Physical and Environmental Characteristics. As is shown in the Physical Constraint Map, the Woodside planning area contains several significant natural phenomena which must be recognized as severely impacting the design, construction and cost of housing. Most of these phenomena are natural hazards which, if not appropriately recognized and accommodated in housing design, could endanger lives and property. These characteristics are:

a. Earthquake Faults. The major trace of the active and potentially hazardous San Andreas Fault and a number of its subsidiary traces cut through the approximate center of the Town in a north-south direction. This mile-wide "seismic zone" contains at least six separate and roughly parallel fault lines. The potential danger from fault movement and ground shaking has been well documented in a large number of geotechnic reports and EIRs which are available for examination at Town Hall. Exposure to significant seismic events definitely results in the increase of housing costs in that additional design precautions must be incorporated into exposed housing units.

b. Unstable Soils. Approximately 20%-25% of the Town contains soils which are subject to earth movement or landsliding. Most of these unstable or potentially unstable areas have been preliminarily identified in 1976 with the completion of the Town's official Geological Hazards Map. Subsequent site specific geotechnic studies have revealed additional unstable areas.

In general, the majority of these unstable areas are located west of the San Andreas seismic zone in the steep western foothill area of the Town. Severe periodic landslide problems have been experienced in these areas. Frequent damage has occurred to public roads, utilities, retaining walls, patios, driveways, and occasionally to structures. The severe and extraordinary rain

storms of the winter of 1982 caused significant damage to public and private property in some areas of the western foothills. These storms resulted in landslides and significant soil erosion.

Since most of the community is unsewered, another landslide hazard in the community is by the introduction of effluent from discrete septic systems into soils on steep slopes.

In addition to landslides, it is estimated by Town staff and local geologists that 60%-80% of the soils within the community have moderate to severe shrink/ swell characteristics. Shrink/swell soils expand when wet and contract when dry, causing damage to structural foundations, driveways and utilities.

It is necessary to provide additional design requirements for development within landslide and high shrink/swell areas. These most often are the provision of pier and grade beam foundations for inhabitable structures, removal of incompetent soil material, additional sub-drainage improvements, additional foundation reinforcing, and engineered retaining walls and buttress fills. While it is not possible to determine precisely the cost of these improvements because of the wide variety of risk exposure per individual site, it is reasonable to consider that exposure to these hazards results in additional costs of between 10%-30% of the total cost of the affected structures.

c. Soils: Percolative Quality. Because of the isolation of the Town from sewer services and the area's physical constraints which render the construction of public sewage systems infeasible, the majority of housing units must be served by discrete sewage systems (i.e., septic tank/drainfield). In order for these systems to function adequately, drainfields must be constructed in soils which accept and transmit wastewater so that surfacing of effluent does not occur and micro-organisms are rapidly eliminated from the subsurface water table.

The San Mateo County Geotechnical Hazards Synthesis Map reveals that in general: (1) the western foothills portion of the Town contains large areas of Butano Sandstone; (2) the central valley portion primarily contains soils of the Santa Clara Formation; and (3) certain portions of the northeastern part of the Town contain serpentine soils.

All of these soil units are generally characterized as having low intergranular permeability and are marginally acceptable for the location of septic tank drainfields.

In order to protect the area's watersheds and to provide for individual site safety the San Mateo County Department of Environmental Health, pursuant to the regulation of the Regional Water Quality Control Board, uses a cumulative impact assessment approach to determine the number of discrete systems which are appropriate for the area. Because of poor soil permeability and a high water table within the valley portion of the Town, large individual housing sites therefore are necessary. Indeed, it is often difficult to locate a suitable drainfield location within many of the available large building sites as the average site area required for a drainfield is approximately 10,000 -14,000 square feet.

These factors definitely contribute to the unavailability of housing sites in the Town.

d. Steep Slopes. Much of the westerly portion of the Town is composed of steep heavily wooded canyons, deeply incized stream corridors and steep brush covered slopes. Approximately 25% of the total land area within the Town contains slopes of 35% (35 feet of rise in 100 feet of run) or more. Conversely only a small amount of vacant land is relatively flat (slopes of less than 10%). The majority of public agencies in the State consider ground slopes within the 25%-35% range as "difficult to develop." Projects constructed on steep slopes often require significant grading as well as additional drainage, retaining structures and access improvements. These extraordinary improvements clearly result in a significant increase in housing costs.

The Town of Woodside, along with the majority of affected communities, has taken measures to reduce the housing densities in steep areas (see Zoning Section). The principal reasons for density reduction are: (1) the protection of public safety by minimizing exposure to landslides and wildland fires and by reducing the chance of soil erosion and its attendant downstream and downslope impacts; (2) the reduction in public costs for the construction and maintenance of roads and utilities; and (3) the minimization of terrain scarring (through grading) and the retention of highly visible undisturbed areas of sloped land in order to preserve scenic and rural quality.

e. Flood Hazards. A small quantity of land within the Town is subject to flooding. These areas are indicated on the Town's Flood Insurance Rate Maps. In general, these areas occur adjacent to stream corridors and at the terminus of natural drainage basins. Construction within these areas requires the application of flood protection design techniques in order to maintain public safety. "Flood proofing" usually requires such items as diking, the

provision of adequate drainage structures, the raising of building floor levels, etc. These measures also result in additional housing costs.

f. Fire Hazards. According to studies conducted for the 1976 General Plan Program, most of the area west of Woodside Road within the western hills is classified as "high risk" in terms of fire safety. These areas are prominently characterized by steep terrain, high fuel loading (highly flammable vegetation), inadequate water supply and poor road access. These areas, in an emergency, cannot be quickly reached by fire fighters and when they are reached, difficult terrain and lack of fire suppression water often create extreme difficulties for fire fighters.

These areas, similar to those within geologically hazardous areas, have a low development priority and necessary mitigation of fire suppression problems will result in increased housing costs.

2687 2. Housing Development Costs. Two of the key non-governmental constraints to the development of nearly all types of housing in the Town are the market value of real estate and the cost of residential construction.

a. Land Costs. According to local realtors, the average price of a building parcel within Woodside ranges between $200,000 to $300,000 per acre or $4.59 to $6.89 per square foot, depending on location, view and physical characteristics. The average price ranges of building parcels within the Town are as follows:

1 acre	$200,000	-	$300,000
3 acre	$350,000	-	$600,000
5 acre	$400,000	-	$800,000

According to the Real Estate Council of Northern California during the year 1983, land values have increased 12.98% and accounted for 40.3% of the purchase price of Peninsula homes. However, local realtors state that the market value of local building sites has generally not increased within the past year or two. Since the availability of easily buildable sites and raw land is quite limited, it is likely that the trend toward more expensive building sites will continue in the future. Since lot sizes must be larger, and hence more valuable, in Woodside, site improvements including the housing unit are often larger and more costly in order to maintain acceptable market balance between land and housing unit values.

b. Construction Costs. While not increasing as rapidly as other housing costs, construction costs remain as the most significant. The Bank of America Quarterly Construction Cost Reports indicate that the cost of the "standard quality" ("no frills") single family home in 1985 was approximately $49.10 per square foot.[48] Because of the need to accommodate the difficult terrain, geotechnic considerations, the provision of utilities and the relative isolation of many of the Town's building sites, the cost of construction within Woodside is significantly greater. According to local builders, building construction and associated site development costs will result in a square foot cost of between $60.00 to $100.00 per square foot.

c. Financing Costs. Other costs which increase the cost of housing include financing, market costs, profit and property taxes. Again these costs are unaffected by local characteristics and policies. Interest rates have been high and had been the fastest rising component of the cost of housing, both for short term construction loans and long term mortgages.

Loan rates increased from 9% during the mid-1970's, to 17% in 1981.

Recently interest rates have decreased. Additionally, creative financing techniques such as renegotiable rate, variable rate, graduated payment and shared appreciation mortgages and owner financing, have increased the flexibility of housing financing. While this has improved unit affordability, the incremental improvement in mortgage rates cannot overcome the significant cost of housing in the Town of Woodside discussed previously.

Current interest rates for conventional and variable rate mortgages for single family homes in the Woodside area are 9.5 to 11%, with loan fees ranging from one to three percent.

Marketing costs include the marketing of new property and resale of older properties. The marketing of new housing can add four to ten percent to the cost of housing and real estate fees can add three to six percent to the housing cost on resale. Over the years, continual profit taking has increased original housing costs significantly in the community. Property taxes are not a great constraint to affordable housing because Proposition 13 limited property taxes to one percent.

Table 17 provides an example of housing costs for a typical home in the Woodside community. A hypothetical unit selling for $230,000 and with a mortgage loan of $172,000 (after 25%

downpayment) and a 12.5% interest rate on a thirty year loan was used.

TABLE 17
TOTAL MONTHLY OCCUPANCY COSTS OF A HYPOTHETICAL UNIT

Mortgage	$1,835.70
Property taxes	191.00
Insurance	40.00
Energy cost	100.00
Maintenance	50.00
Total occupancy costs	$2,216.70

Source: Donald A. Woolfe and Associates

In order for a median income Woodside household, earning approximately $45,500[49] per year, to purchase the home discussed above, it would be necessary to increase the down payment by at least* 75% or $90,000 to $145,000. This is an increase in the required down payment from about 40% to 63% of the purchase price. This means that a first-time home buyer earning the median household income in Woodside, will have significant difficulty in purchasing a home in Woodside.

According to the current policies of most lending institutions, the household income required to purchase this illustrative home would range between $53,200 (assuming yearly payments are one-half gross income), and $79,800 (assuming yearly mortgage payments are one-third of gross income).

B. GOVERNMENTAL CONSTRAINTS

Local Governmental Constraints to housing development include infrastructure provision, land use regulation, permit processing and fees, utility connection fees and building codes:

1. Infrastructure. Constraints in Woodside include public roads and transportation systems, and sewerage service and water provision.

a. Public Transportation. There is extremely limited public transportation serving the Town, which is included within the San Mateo County Transit District (SAMTRANS). The Town is served by Bus Route 50A, which begins at Alameda de las Pulgas then proceeds to the west and south along Woodside Road, I-280 freeway, Sand Hill Road and Portola Road, serving central Woodside and Portola Valley. Route 50A also provides access to Stanford Medical Center and Shopping Center and downtown Palo Alto. At present, Route 50A operates throughout the year.

Route 4A traverses Alameda de las Pulgas extending north to the City of San Mateo and south to the City of Menlo Park. It provides a direct public transit route to Hillsdale Shopping Center in San Mateo and to Sequoia Hospital located in Redwood City. However, the schedule is limited and very little of the Town is within walking distance of this bus line. A study conducted by SAMTRANS to determine the feasibility of a major commuter bus within 30 minute headways, along I-280 to the Daly City BART Station. Service to Woodside is being analyzed.[50]

b. Road Capacity. A community's road system forms the skeletal framework for community land use. Local road capacity is hence one of the prime determinants, not only of land use but also of use intensity or density. It is therefore desirable to have access to both local and arterial roads which are constructed to contemporary standards to enable the safe and efficient flow of traffic.

The majority of roads within the Town are comparatively narrow. In addition, many public roads located in the steeper hillside areas have poor alignments and steep grades. In general, the typical local roads are designated as minor rural roads, which are two lane facilities with a paved surface width of between 16-20 feet. Some of these roads have narrow or no shoulders; street parking is precluded. Collector roads which collect and distribute traffic between neighborhoods have similar narrow pavement width and shoulder conditions. Arterial roads in general are also comparatively narrow and are limited to two-lane facilities. Roads in the hillside areas often have extremely "tight" curves, blind corners, short vertical curves and grades

*Based on monthly payments equaling one-half of gross income.

exceeding 10% for long distances. In addition, many of the local roads within the Town are private roads and are not subject to future improvements which could increase their capacities. The community's substandard private and public roads eliminate the possibility of significantly increasing residential densities.

Roads in the community which are probably best able to accommodate additional traffic are Woodside Road, east of the Town Center; Whiskey Hill Road, and Sand Hill Road. However, almost all of the land along these corridors is developed.

While technically the community's road constraints are the result of past governmental policies and actions, upgrading of the community's roadway system through the modification of governmental policies would be difficult. Not only is there a strong community consensus in support of the narrow roads, but most land in the community has already been subdivided, so there would be great difficulty in financing road widening projects. In addition, the lack of financial resources and some of the physical constraints discussed above often make significant road widening unfeasible.

c. Sanitary Sewage Systems. The Town is principally served by individual sewage disposal systems in the large parcel and hillside areas west of Canada Road. Field testing (winter testing in areas suspected of high groundwater impacts) and Environmental Health Department certification are required prior to the approval of new construction and/or additional construction which would either add to the volume of individual disposal systems or impact on existing or alternate system disposal areas. Alternative designs are not encouraged. If adequate percolation is not possible, new or additional construction may not be possible.

In areas not principally served by individual sewage disposal systems mandatory connection to a collection sewage disposal system may be required. Currently three collection sewage disposal systems serve areas of the Town which fall into one or more of the following criteria:

1. History of septic tank failures and surface and/or groundwater contamination.

2. Poor soil permeability and/or high groundwater.

3. Small lot size zoning.

4. Commercial/high density use.

The three collective systems are described as follows:

1. West Bay Sanitary District — Four residential properties on Stockbridge Avenue are served by this district. Several potential service areas adjacent to Route 280 and the district's service area boundary can be serviced by extension of the district's gravity and pressure systems. Current district policy and planning make no provision for future expansion of its service area into the Town.

2. Fair Oaks Sewer Maintenance District — As the result of the formation of several sewer assessment districts, the area generally south of Canada College, east of Canada Road and north of the crest just south of Woodside Road is within the service area of the district. As properties develop and/or require conversion from individual systems, annexation is required to the district. The ability to annex is both a function of 1) the cost to construct a local intract collection systems and/or to extend existing facilities and 2) the availability of treatment capacity. Capacity availability is dependent upon the district's acquisition from the City of Redwood City of a proportional share of Redwood City's acquisition of additional treatment capacity from the serving treatment agency. The district's policy is to maintain its current service area boundary. Any change will require concurrence by the City of Redwood City.

3. Town Center Pump Station Area Assessment District — The Town's central commercial area, designated public lands and residential properties along Woodside Road westerly to Martin Lane and easterly of Canada Road in the La Questa area are served by the district. The area served and extent of service have been defined by assessment proceedings. Treatment capacity is being acquired for current and future use by the Town from the City of Redwood City and transport capacity from the Fair Oaks Sewer Maintenance District. The collection system is to be operated by the Town. Failing systems will be required to be abandoned and connection made to the district's facilities upon completion of construction.

Several minor areas that meet the criteria for inclusion in a collection sewage disposal system have been defined. These areas include the area east of Canada Road between Godetia and the Town limits, parcel on Moore Road adjacent to the Fair Oaks Sewer Maintenance boundary; parcels on the south side of Woodside Road in the vicinity of Fox Hollow Road; and parcels on the east side of Canada Lane. The latter two are adjacent to the boundaries of the Town Center Pump Station Area Assessment District. Service to these areas will require the collective funding of an intract collection system and formal agreements with the County of San Mateo and the City of Redwood City for transport and treatment capacities.

d. Water. While the central and easterly portions of the Town are adequately served by the California Water Company, some areas are not adequately served.

The hillside areas located above the 500 foot elevation are not served by the California Water Company. In general, these areas are served by the Skyline County Water District whose jurisdiction extends along the entire length of the Skyline Boulevard Scenic Road Corridor. Currently, the entire District has available between 100-115 individual water connections which severely limit their service to the Town of Woodside.

In addition, the Woodside Fire Protection District enforces the following fire flow requirements: (a) provision of steamer type, fire hydrants located no further apart than 600 feet and no further than 900 feet from a building site; (b) a minimum flow of 1,000 gallons per minute with a 20 pound per square inch residual pressure for two hours duration. Many of the isolated areas within the Town do not contain sufficient water pressure or distribution systems to meet these standards. In lieu of meeting the standards, the Fire District will permit either the installation of an 18,000 gallon water storage tank or a swimming pool with approved hose connection riser for each building site.

TABLE 18
GENERAL PLAN POLICIES

Element	Significant Policies
Land Use	(a) Intensities of land use governed by: slope, health and safety, noise, traffic and protection of natural resources. (b) Streamsides left in natural condition. (c) Valuable natural features preserved through imaginative planning. (d) Minimum terrain disturbance. (e) Minimum impact on surrounding property. (f) Retention of the natural and rural atmosphere of the Town.
Seismic Safety/Safety	(a) Locate structures to avoid high risk areas. (b) Require mitigation measures for subdivisions in hazardous areas.
Open Space/Conservation	(a) Require dedication of conservation easements for stream corridors. (b) Preserve riparian vegetation. (c) Secure trail easements in conjunction with subdivision approval. (d) Protect important vistas. (e) Protect areas of natural beauty. (f) Protect natural water regimen. (g) Preserve areas containing rare or endangered species. (h) Preserve natural vegetation and terrain by fitting development to slope.
Circulation and Scenic Highways	(a) Keep roadway grading to a minimum. (b) Maintain and enhance scenic qualities.
Noise	(a) Ensure that residents will not be exposed to excessive noise levels.

2688 2. Land Use Regulations.

a. General Plan. The Town General Plan is Woodside's official policy document. The plan establishes how, and to what intensity, land and other environmental resources will be used. The General Plan therefore significantly influences the type and extent of housing permitted within the community.

The General Plan identifies a large number of "Environmentally Sensitive Areas" which will be difficult to develop. These "Environmentally Sensitive Areas" contain more than one significant development constraint such as narrow and steep roads, lack of water, fire hazards, steep slopes, etc. Development potential within these areas is usually quite limited.

b. Zoning Ordinance. The Town Zoning Ordinance (No. 1980-291) was conceived and formulated to implement the General Plan with particular emphasis on State mandated General Plan and Zoning consistency. The Zoning Ordinance precisely regulates land use, development and population density, the location and size of structures, parking standards, safety provisions, landscaping standards and other design requirements.

In accordance with the General Plan, the Zoning Ordinance provides for five, single family residential zones, requiring minimum lot sizes ranging from 20,000 square feet to ten acres. The lower density zones reflect the need to recognize special conservation and public safety issues.

In addition to the above, the following specific zoning provisions directly affect the number, type and cost of housing units.

- The maximum number of building lots which may be subdivided from a single parcel must be determined through the use of a slope/density formula if the average ground slope of the entire parcel exceeds 15% (Section 9-2.504).

- As referenced in the earlier section on topography, all created lots with an average ground slope in excess of 12.5% must retain a specified percentage of the lot in a natural condition.

- No portion of a lot in excess of 35% ground slope may be altered in any way by grading, building construction or removal, or alteration of any natural feature such as vegetation.

- Section 9-2.801-805 define and regulate protected stream corridors. No structures are permitted within 50 feet of the center line of a stream. Also, the Town has consistently implemented a policy of requiring the dedication of conservation easements along stream corridors and within other environmentally sensitive areas.

- Maximum floor area for the larger building sites, is restricted to a range of 3.5%-9% principally because of topographic soils, and geologic and sewage constraints. The floor area for the most dense zone (R-1, 20,000 sq. ft.) is either 36% or 30%, depending on the lot size.

- Coverage defined as all maximum paved area impervious surfaces excluding building coverage, is restricted to a range of 5,000-15,000 sq. ft., depending on lot area.

- Maximum building heights are restricted to a range of 30-35 feet. These height limitations often create the necessity for special housing designs on difficult sites where steep slopes are present.

- Building setbacks are 50 feet for all yards for the lowest density zones; 50 feet front, 25 feet rear, and 20 feet sides for the one-unit-per-acre zone; and 30 feet front, 25 feet rear, and 15 feet sides for the one unit per 20,000 sq. ft. zone.

- Four off-road parking spaces are required for each housing unit because of the inability to park on the narrow public and private roads.

- Since incorporation, the Town's Zoning Ordinance has permitted the construction of certain second or additional dwelling units on single family residential lots. The Town's Zoning Ordinance was amended* to

*December 11, 1984

permit accessory living quarters to be developed without conditional use permits and to allow the construction of second (rental housing) units. A matrix of allowable accessory living quarters and unit development requirements by zoning category is presented in Tables 19 and 20.

Basically, accessory living quarters, defined as quarters within, attached to, or detached from the main dwelling unit, are permitted within all residential zones. Accessory living quarters can be provided for guests, family members, caretakers and employees and for rental purposes. Previously accessory living quarters could not be rental units. Under the new Zoning Ordinance, one rental housing unit may be permitted on each parcel or lot subject to size limitation. Multiple accessory living quarters are permitted in all residential zones except that parcels in the SR zone less than 1.5 acres in size can have only one detached accessory living quarter.

Recently, the Town has approved an additional ordinance which allows the conversion of existing accessory living quarters to rental units subject to size restrictions.

Accessory living quarters must conform to the requirements which are presented in Table 20.

Historically, the Town of Woodside has been unique among local communities in its provision of accessory living units for family members with no occupancy restrictions, excepting that no rent could be collected. In fact, there are several parcels of land in Town which contain "Family Compounds" or groups. In a sense, Woodside was one of the pioneering communities in the area of accessory unit housing.

There are approximately 650 accessory living units within the Town.

TABLE 19
ALLOWABLE ACCESSORY LIVING QUARTERS
BY ZONING CATEGORY

Accessory Living Quarters	SCP	RR	SR	R-1	OS	CC
1. Accessory living quarters — quarters within or attached to the main building, as follows: (also see * below)						
(a) Guests: provided the occupancy of any individual guest or group of guests does not exceed an aggregate of 3 months in any 12 month period.	X	X	X	X	X	
(b) Family members.	X	X	X	X	X	
(c) Bonafide caretakers or employees working on the property and their spouses and minor or dependent children.	X	X	X	X	X	
(d) One Second Dwelling Unit provided certificate of registration is obtained from the Town.	X	X	X	X	X	
2. Accessory living quarters — quarters separate from main building, limited to no more than two accessory living units of any of the following categories for each property: (also see * below)						
(a) Guests: provided the occupancy of any individual guest or group of guests does not exceed anaggregate of 3 months in any 12 month period.	X	X	X**		X	
(b) Family members.	X	X	X**		X	
(c) Bonafide caretakers or employees working on the property and their spouses and minor or dependent children.	X	X	X**		X	
(d) One Second Dwelling Unit provided certificate of registration is obtained from the Town.	X	X	X**		X	

* No more than one Second Dwelling Unit (rental housing unit) shall be permitted for each parcel or lot.

** No more than one detached accessory living quarters shall be permitted on parcels or lots less than 1.5 acres in size.

TABLE 20
ACCESSORY STRUCTURE REQUIREMENTS

All accessory living quarters, whether within, attached to or separate from the main building, shall conform to the following requirements:

	Requirement	Detached Unit	Attached Unit	Internal Unit
(a)	Conformity with all applicable building, housing, zoning and site development ordinances is required	X	X	X
(b)	Off-road parking spaces shall be provided in accordance with the requirements of this Ordinance.	X	X	X
(c)	For internal or attached second dwelling units, any increase in floor area shall not exceed 10% of the floor area of the existing main dwelling.		X	X
(d)	All accessory living quarters shall be subject to review by the Architectural and Site Review Board and approval by the Planning Director. In Reviewing Accessory Living Quarters, the Architectural and Site Review Board and Planning Director shall consider the following:			
	(1) Accessory Living Quarters shall be clearly subordinate in height, bulk, location, appearance, color, materials and landscaping.	X	X	X
	(2) Compatibility with neighboring properties and uses.	X	X	X
(e)	No rent shall be paid for any accessory living quarters except that rent may be paid for a Second Dwelling Unit.	X	X	X
(f)	Floor area of any Second Dwelling Unit shall not exceed 720 sq. ft.	X	X	X
(g)	The floor area of any Second Dwelling Unit shall not be less than 400 sq. ft.	X	X	X
(h)	The recorded owner of any property which contains a Second Dwelling Unit shall maintain either the main dwelling or the second dwelling unit as his or her principal residence.	X	X	X

c. Subdivision Regulations. The Town's Subdivision Ordinance is adopted in accordance with the State of California Subdivision Map Act. Like most local subdivision ordinances, The Town's Ordinance is substantially procedural and its substantive content follows the mandates contained in the State Act. The purpose of the ordinance is to regulate the division of land into individual building sites and to require the provision of certain improvements which are necessary in order to insure housing site development consistent with the General Plan and to promote public safety and welfare by assuring the provision of adequate and safe housing sites.

The Town's subdivision improvement standards are not considered excessive; indeed they are considered quite minimal when compared to other communities within the County. The ordinance requires the provision of relatively narrow roads (22 feet wide for arterials and 18-20 feet wide for collector and local roads). No sidewalks, street lighting, curbs and gutters or storm sewers are required. Also, the Town does not require park and recreation dedications or in-lieu payments for subdivisions, although these are permitted within the State Act.

d. Site Development Ordinance. The Town has adopted a Site Development Ordinance which specifies standards for driveway design, grading, landscaping and erosion and sedimentation control for individual housing sites. The essential purposes of the ordinance are to ensure that site development work on individual lots harmoniously relates to adjacent lands and that physical problems which could result in safety hazards and increased maintenance costs are minimized.

The design and construction standards specified within the ordinance are generally considered to be "state-of-the-art" and hence are not considered excessive.

e. Building Codes. The Town has adopted the latest edition of the Uniform Building Code (UBC). This Code has been adopted by virtually all of the municipalities and counties in the region. Hence, there is little difference among building standards throughout the region. While building codes could be viewed as a constraint to the production of affordable housing, the advantages of requiring minimum building safety and health standards far outweigh the disadvantages. The Town of Woodside has taken no steps to preclude the use of any

building materials or construction methods which are permitted within the scope of the UBC.

f. Permit Processing. The development review together with the State mandated environmental review processes[33] could have a moderate to significant effect on the provision and cost of housing.

The normal building permit processing time is three to eight weeks, depending on the complexity of the proposed project. This average processing time assumes that no other planning approvals such as architectural review or variances to zoning ordinance provisions, are required.

The cost of a Building Permit is determined by a schedule which is based upon the size of the dwelling unit (square footage). As an example, a new 1,000 square foot unit would require a Building Permit costing approximately $2,943.00. This fee includes all project inspection aspects, plan checking and school district fees. In addition to the permit fees, a geotechnical study is required for all projects within the Alquist/Priolo Seismic Hazards Zones or other hazard tones. The cost of these studies may add another $500 to $5,000 to project development costs.

g. Other Permits. The approvals of residential subdivisions require processing times generally ranging between three and nine months following the certification of a completed application. Applications for new land divisions and subdivisions must be reviewed by the staff Subdivision Review Committee, certain Town volunteer committees, such as Trails or Conservation, the Architectural and Site Review Board, the Planning Commission and the Town Council.

Additional processing time may be required if the proposed project is controversial, complex or is located in an environmentally sensitive area and requires and in-depth environmental assessment and/or an Environmental Impact Report. Subdivision fees range from $510 to $1,475 plus $250 for each lot created for Tentative Map approval. Also, a deposit for Town Consultant's Services of approximately $7,100 is required. In a "worst case" scenario, a typical eight lot subdivision would therefore require a combined fee and service cost of $10,575. To this an additional fee of approximately $5,000 could be added for the environmental review process. This would result in a fee of $1,947 per each newly created lot.* To this amount an additional fee for

Final Subdivision Map evaluation and related services would bring the governmental fee cost to approximately $1,100 for each created lot. This represents a range of from 0.5% - 1.05% of the total market value of newly created building sites within the Town. In comparison to other communities within the region, these fees do not appear to be excessive. The Town does not impose a bedroom or dwelling unit fee or in-lieu fees for park and recreation services.

In addition to Building Permits or Subdivision fees, a person wishing to construct a dwelling unit must also obtain a grading and site development permit. Currently these permits are issued by Town staff and a minimum fee of $475 plus a possible consultant fee is charged.

Conditional Use Permits are generally not required to construct housing units within the Town. Variances to the strict application of Zoning Ordinance requirements such as height and setback limitations are often required. Variances are considered by the Planning Commission following a public hearing. Variance processing time is generally two-three months. Variance fees are $510 for new dwellings and $360 for residential additions or modifications.

2689 3. <u>General Processing Issues.</u>

Two permit-processing matters are essential in analysis of permit streamlining and efficiency:

A. Comprehensiveness and complexity of regulations.

B. Plan check and issuing system.

The Town has a set of interlocking, complex and relatively sophisticated zoning, site development and subdivision ordinances which implement the General Plan. The scope of their requirements is quite broad and the corresponding specific regulations are quite detailed. This situation, at times, lengthens permit processing because 1) of the inherent lack of ordinance clarity, which often requires interpretation by Town Staff, and 2) failure of some applicants to perform a thorough review of the applicable ordinances prior to project preparation.

*$15,725 in fees divided by eight lots.

Furthermore, the Town contracts with the County of San Mateo's Building Division for code and structural plan review. During the busiest season (April through October) plan review is often delayed (by both Town and County Staffs) to the point where it requires six to eight weeks to process a building permit. This processing period is essentially similar to those found in most jurisdictions in the region.

In order to inform permit applicants of the Town's requirements, the Town provides a variety of check lists, processing aids and staff advice. The Town also is working continually to refine, clarify and organize the significant ordinances to assist applicants and reduce processing time.

The Town Council, Planning Commission and volunteer committees generally meet once a month. This schedule may cause processing delays of one month if an applicant misses the submittal deadline for the formal agenda, which is normally 21-28 days prior to the required public hearing.

Because of its small size, the Town staff is not organized into individual and semi-independent departments, which often result in the creation of a bureaucratic processing labyrinth. This has a positive effect on processing efficiency since it is easier to coordinate permit processing, and the Town's consultants and staff are able to spend relatively more time with project applications.

State Constitution Article 34.

Article 34 of the State's Constitution may create an obstacle to the provision of low income households, because it requires a referendum approval of all low-rent housing projects "developed, constructed, or acquired in any manner" by an State public body. This requirement, which can make low cost housing provision more difficult to attain, does not apply to all low income rental projects. Privately sponsored low rent projects, for example, are not subject to Article 34.

THE HOUSING PROGRAM

A. Existing Housing Programs.

The following programs or actions have been implemented by the Town in order to promote the construction of housing units.

2690 1. Subregional Participation. Woodside is an integral part of the Midpeninsula. This area is defined as extending from the Bay to the Skyline, and from Redwood City to Mountain View. It includes unincorporated portions of San Mateo and Santa Clara Counties, and the following incorporated communities: Redwood City, Atherton, Woodside, Menlo Park, Portola Valley, Palo Alto, Los Altos Hills, Los Altos and Mountain View.

An effective analysis of the supply and demand for housing in the Town of Woodside cannot be made without consideration of the housing market in the remainder of the Midpeninsula area. Similarly, meaningful policies concerning population distribution cannot be made for any single community in the Midpeninsula area without a careful review of population distribution in the entire subregion and the Bay Region.

It has become apparent in recent years that there is an imbalance between jobs and housing within the Midpeninsula.

This imbalance has continued to worsen as employees and potential employees at all economic levels experience severe difficulties in locating affordable housing within reasonable traveling distances from their employment.

In recognition of these regional implications, the Town has and will continue to participate in multi-jurisdictional conferences which focus on the need to define community roles in meeting subregional housing needs.

2691 2. Auxiliary Units. As was stated earlier, the Town currently permits the construction of accessory housing units under certain conditions which permit their use by 1) on-site employees, family members and guests, and 2) renters.[51]

Second living (rental) units are allowed in all residential zoning districts in Woodside. Many existing units, approximately 50, have been converted to rentals since the ordinance was adopted in 1986. New units will continue to be built, so that both existing and new rental units make a significant contribution to the low-moderate housing stock.

2692 3. Staff Advice. Staff and consultants are available to provide guidance to those who wish to construct housing units, particularly within areas designated as "problem areas" within the General Plan. The extent of the professional advice is most often beyond that typically received from public agencies.

The Town staff disseminates a wide variety of information for other agencies, such as PG&E (solar subsidy program, energy audits, etc.) and San Mateo County.

2693 4. Variances. The current policy of the Town Council and Planning Commission is to encourage the rehabilitation of affordable housing units. Often zoning variances are required to implement these modifications. The Planning Commission has been considering variance requests on a "case by case" basis.

2694 5. Factory Built Housing. Factory built or modular homes are permitted on all lots within the Town.

2695 6. Mobile Homes. In response to State legislation, the Town of Woodside has adopted an interim ordinance permitting mobile homes constructed after 1976 and placed on permanent foundations to be located in certain areas of the Town.

2696 7. Block Grants. Currently, the Town's share of the County's Community Development block grant is voluntarily returned to the County with the stipulation that these funds must be used for housing programs.

2697 8. Citizen Involvement. The Town exceeds the minimum statutory requirements in providing information to the public regarding the processing of all development permits. The local newspaper, the "Country Almanac", is considered (within regional journalistic circles) to be exemplary in their coverage of local development issues. The Town fully cooperates with the "Almanac" so that the community is completely informed.

The Town Council has created several voluntary citizens advisory committees which assist the Planning Commission and staff in evaluating housing proposals.

The comprehensiveness of the Woodside public participation program insures broad citizen involvement.

2698 B. Summary of Objectives

Four items must be addressed in the Housing Element: (1) net increases in total housing supply; (2) creation of additional housing; (3) rehabilitation and conservation of existing housing; and (4) provision of rental housing. The quantified objectives for the Town for the period 1986 to 1990 are summarized in Table 22. These objectives are based upon the application of the program objectives as found in the first section of this report.

If current trends continue (see Table 23), the Town of Woodside will meet the projected needs for 298 additional dwelling units by 1990. (See Table 10 for allocation of these units by income category). Current estimates by Town staff, based upon current trends, are that approximately 100 new single family dwelling units will be constructed by 1990.* The implementation of the auxiliary unit rental program will provide an estimated 200 units of affordable rental housing. The second unit rental program, which provides for the construction of new units as well as the conversion of existing structures to rental units, will fulfill a long-standing need for the provision of affordable units in the area. Preliminary estimates indicate that approximately two-thirds of these units will be affordable for low income families. Since needs projections for 1990 indicate that 294 units (1980 to 1990) are required for above moderate income families and 62 units for very low income families, the provision of rental housing should significantly ease the housing dilemma for those low and moderate income families which wish to reside in the community.

2699 C. Five-Year Action Program. Section 65583(c) of AB 2853 requires the preparation of a five-year implementation program in order to implement the goals, policies and objectives contained in the Housing Element. Table 23 describes the Woodside Five-Year Action Plan (relevant to the policy and program objectives) and identifies the agencies and officials responsible for the implementation of the various actions.

* Based on 20 units per year.

TABLE 21
HOUSING PERMIT ACTIVITY
1980 TO 1985[1]

Unit	1980	1981	1982	1983	1984	1985	1986	Total Units 1980-86
Single Family	14	16	9	6	7	13	19	84
Accessory Building[2]	156[a]	187[a]	12	13	24	42	67	

[a]Includes accessory buildings, stables, garages.

[1]Permits issued for each fiscal year ending in June.

[2]This number includes improvements to existing residential accessory buildings as well as the construction of new units.

TABLE 22
QUANTIFIED HOUSING OBJECTIVES
1980-1985-1990

Objective	Approx. Existing Supply	Existing Need	1990 Future Need Additional	Total Need	1990 Future Total	1990 Objective
(1) Increase of housing over 1983 standards[1]	1905	43[1] 1983	320	363	2268[2]	
Increase of housing supply over 1985 totals	1970 (1905+65)	140 1985	158 205	298	2244	298
(2) Creation of additional housing				98		98
(3) Rehabilitation and Conservation	**	**				250
(4) Affordable rental housing	**	**	*			200+***

[1]ABAG Housing Needs Determination San Francisco Bay Region.

[2]Total does not consider any existing vacancy rate used in future need.

* Includes anticipated provision of rental housing under new zoning provisions.

** No estimate available.

*** This objective will meet the demand for low-moderate income rental units.

TABLE 23
FIVE YEAR ACTION PROGRAM 1985-1990

Objective	Policy or Program Objective No.	Existing Program	New Studies and Programs	Implementing Official/Agency	Schedule	Status
A. Identification of adequate sites	013		Mapping started in 1983	Planning Staff	1982-85	1985
	012	Consultation and provision of information program		Town Staff	1980-90	On-Going
	P8, 08	Mobile home housing and zoning study		Town Staff Planning Commission Town Council	1981-85	On-Going
B. Development of Affordable Housing	01, P1		Citizen Input	Town Council Planning Commission Town Staff	1983	
	02	Commission Report on Housing Issues		Town Council	1985-90	
	05, 06		Zoning for Senior Rental Housing Study	Town Council Planning Commission Town Staff	1985-90	Under Study
			Permitting Auxiliary unit rental	Town Staff Town Council Planning Commission	1983-85	1986
	P3	Block Grant Funds to County HCD		Town Council County HCD	1980-90	On-Going
	P9		Encourage Accessory Rental Units	Town Staff Planning Commission Town Council	1985-On-Going	

TABLE 23 (continued)

Objective	Policy or Program Objective No	Existing Program	New Studies and Programs	Implementing Official/Agency	Schedule	Status
B. continued	P6		Request to Legislature for utility consistency with local plans	Town Staff Town Council	1983	
C. Removal of Governmental Constraints			Auxiliary unit ordinance	Town Staff Planning Commission	1983-85	1984
D. Conservation and Improvement of Existing Housing Stock	014	Housing Code enforcement		Town Staff	1980-90	On-Going
	09, P7	Rehabilitation and expansion of existing stock through various policies and provision of information		Planning Commission Town Staff	1985-90	On-Going
	010		Sewage/ Septic study for existing older units	Town Staff Town Council	1984-85	On-Going
E. Promote Housing	07, 03-05		Coordination with other jurisdictions	Town Council Town Staff	1985-90	On-Going
	05, 06		Provision of Housing appropriate for older persons			
F. Energy Conservation	015	Encouragement of energy conservation features		Town Staff	1985-90	On-Going

NOISE

NOISE

TABLE OF CONTENTS

	Page
INTRODUCTION	175
GOALS	175
POLICIES	176
Policies for Vehicular Traffic	176
Policies for Aircraft	177
Policies for Community Development	177
Policies for Individual Noise Source	178
PROGRAM OBJECTIVES	178
DEFINITIONS	179
STANDARDS FOR MAXIMUM NOISE LEVEL	180
Ambient Noise Levels	180
Individual Noise Sources	180
Noise from Traffic on Roads Passing through Woodside	181
Noise from Aircraft	183

2700 NOISE

INTRODUCTION

2701 This element has been prepared in accordance with Section 65302 of the California Government Code. The major purpose of the element is to establish noise exposure criteria and standards for new development and to provide information for both public and private landowners regarding noise sources, impacts and mitigation measures.

2702 Major sources of noise in Woodside are cars, trucks, motorcycles and aircraft. Traffic noise levels are the highest on I-280 Freeway and Woodside Road (Highway 84). Aircraft flying over Woodside create a clearly distinguishable and annoying sound, and are a concern to Woodside residents. Noise is generated in residential areas by power mowers, leaf blowers, chain saws, air conditioners, swimming pool filters, animals, sound amplifiers, etc. Building construction creates noise from earth-moving equipment and power tools. Recreational activities in and near the Town are generally quiet; however, noise problems are caused by excessive concentrations of people, vehicular traffic, sound amplifiers and other noise sources at public and commercial recreation facilities. The Town has no industrial activity to generate noise; adjacent to the Town, however, noise is generated by the cooling towers of Stanford Linear Accelerator Center. The Town Center generates little noise, other than that of some mechanical equipment, and the motor vehicles that are attracted to the Center. Occasional loud noise emanating from the Moffett Naval Air Station can be heard in Woodside.

2703 The ambient noise level in Woodside (that is, the background noise that is generally present) is generally less than 40 dBA in the daytime, and probably less than 35 dBA in the evening, except in those areas near I-280 and near Woodside Road (Highway 84).

2704 GOALS

The goals of the Town of Woodside include the following:

G1 To retain the quiet atmosphere within the Town.

G2 To minimize within the Town the amount of noise generated from all sources, including motor vehicles, and by aircraft flying over the Town.

G3 To ensure that the residents will not be exposed to noise levels which diminish the ability to enjoy an amenable environment and render areas unsuitable for residential use.

G4 To reduce impact of highway noise levels.

G5 To encourage all county, state and national agencies to provide mitigation measures to reduce highway and freeway noise.

2705 POLICIES

Policies for Noise from Vehicular Traffic

P1 Motor vehicles passing through Woodside on state highways are the primary source of noise in the town. Woodside desires noise reduction from this source, and therefore endorses those measures which will reduce the number of vehicles which travel through the Town. One such measure may be a mass transit system; this could reduce traffic on I-280. Woodside endorses the concept of mass transit, and will support specific transit proposals for the Midpeninsula area if found to be effective, convenient, quiet, and economically feasible.

P2 The existing State and Federal noise regulations which apply to motor vehicles should be fairly and effectively enforced.

P3 Noise standards for motor vehicles in California should receive continuous review, and standards should be adopted which will permit the operation only of vehicles which are reasonably quiet.

P4 The Town does not support the location of any new highways or freeways through or modification for increased capacity in the planning areas of Woodside.

P5 The reduction of the noise generating characteristics of motor vehicles shall be encouraged. This may be accomplished by applying known technology to the design of exhaust systems, intake manifolds, tires, and the aerodynamics of vehicle design. This measure will require cooperation from vehicle manufacturers, as well as new State and Federal regulations. It will also require effective enforcement of existing and future regulations.

P6 The noise barriers between State highways and residential properties in Woodside shall be improved. This may be accomplished through building earthmounds in appropriate locations, and under certain limited conditions by planting substantial vegetation.* In general, the Town prefers the construction of landscaped mounds and earth berms rather than the conventional solid "sound walls" typically found along roadway corridors. Although considered effective in reducing sound, solid fences and walls are not considered appropriate within highway and freeway

corridors since they detract from the natural and scenic quality of these roadways.

Policies for Aircraft

P7 Commercial aircraft should be encouraged to be fitted with effective noise suppression systems.

P8 Whenever possible, commercial airline traffic should be routed over the Bay and the ocean when making approaches to or departures from the San Francisco and San Jose airports. When overflights of residential areas are unavoidable, they should be conducted at the highest feasible altitude.

P9 Military and general aviation activities (including flight training) should not be conducted over residential areas, or recreation areas.

P10 The Town will cooperate with all local, State and National agencies and provide its best efforts toward minimizing aircraft noise.

P11 No aircraft shall land or take off from or hover over lands within the Town Planning Area except for emergency services or when such activity is deemed beneficial by Town officials.

Policies for Community Development

P12 When land is being divided, the sponsor of the land division must show that the building sites being created are suitable for the purposes for which they are intended. In some instances it may be necessary for the sponsor to undertake effective noise reduction measures in order to make proposed new sites suitable for residential uses.

P13 When new structures are built, care must be taken to assure that the future occupants of each building will enjoy appropriate levels of quiet and privacy. (See Section 2709)

P14 When new uses, which generate some unavoidable noise, are established in the Woodside Planning Area, adequate open space or noise shielding shall be provided between the noise source and the boundaries of the property.

* Cook and Haverbeke, in TREES AND SHRUBS FOR NOISE ABATEMENT (U.S. Forest Service Research Bulletin #246) recommend 65 to 100 foot wide bands of densely planted evergreen trees and shrubs, with a height of 45 feet, in rural areas adjacent to Interstate freeways.

P15 A noise study may be required for projects which increase the capacity of noise impacted roads. If the study indicates a significant increase in noise level, noise mitigation or reduction in the size of the project may be required.

Policy for Individual Noise Sources

P16 Activities that take place within the Town, within practical limits, shall be conducted so that the noise from individual identifiable sources shall not disturb the peace and quiet of any neighborhood.

2706 PROGRAM OBJECTIVES

The Town of Woodside will:

01 Cooperate with and encourage the California Highway Patrol, and the San Mateo County Sheriff in the enforcement of motor vehicle noise regulations.

02 Cooperate with the California Transportation Department in the review of the design of I-280, with the objective of increasing the shielding of vehicular noise.

03 Cooperate with other cities and the County of San Mateo to establish a mass transit system which provides convenient, quiet service at a reasonable economic cost. Such a mass transit system should be designed to serve both regional and local transportation needs; in this way the number of private cars traveling on State highways through Woodside may be reduced.

04 Continue to encourage the use of alternative forms of local transportation by providing bicycle lanes, pedestrian paths, and equestrian trails.

05 Cooperate with the Federal Aviation Administration to ensure that commercial aircraft on flights to and from the San Francisco and San Jose airports and military flights out of Moffett Naval Air Station are routed in a manner which will produce minimum disturbance to residential areas.

06 Support measures to ensure that users of general aviation aircraft be restricted from practicing or training over residential areas and that altitude requirements for intransit flights be raised as high as possible to mitigate noise disturbances.

07 Support measures which will require effective noise suppression in the design of motor vehicles and of other mechanical equipment, and in the paving of road surfaces.

08 Require that appropriate noise reduction measures be taken by the subdivider in all future subdivisions of land in noise impacted areas to assure that proposed new home sites will be suitable for residential use and will provide adequate building sites for residents' activities to take place without creating noise impacts on neighbors.

09 Require that in the event a use of land is proposed which entails an unavoidable generation of noise, that adequate open space or noise barriers be provided which will limit the noise level, as measured at the boundaries of the property, to those set forth in Section 2810.

2707 DEFINITIONS

Noise: unwanted sound.

Decibel: a unit of measurement of the relative loudness of sounds. Abbreviated dB. The scale of decibels is logarithmic; a measurement of 60 dB is 10 times as great as 50 dB, which, in turn, is 10 times as great as 40 dB.

A-Weighted Sound Level: a weighting of the response of an instrument used to measure the intensity of sound, so that the instrument reacts to generally the same frequencies of sound as does the human ear. Measurements recorded using this scale are indicated with the abbreviation dBA.

Ambient Noise Level: the noise which exists at a given location as a result of the combination of many distant noise sources, individually indistinguishable.

Attenuation: any decrease in sound intensity.

(As a general rule, sound passing through air decreases in intensity 6dB every time the distance from the source of the sound is doubled.) The attenuation of sound can be increased by placing barriers, such as walls, hills, and vegetation, in the path of the sound waves. Attenuation also may be achieved by the advantageous location of the structure, choice of building materials, and building design.

Ldn: a descriptor established by the U. S. Environmental Protection Agency to describe the average day-night level with a weighting applied to noise occurring during the nighttime hours (10 pm-7 am) to account for the increased sensitivity of people to noise during sleeping hours.

Noise Contour: a line passing through points where the same sound intensity level prevails.

Noise Impacted Areas: land areas that are located on the Noise Contour Map within the Noise Contour Bands of 60 Ldn or greater.

Noise Measurement: the measurement of the noise level at a given location. It is usually desirable to indicate both the intensity of the noise at the given location, and the distance between the noise source and the location at which the measurement is made. For example, one would report that a diesel truck generates 88 dBA of noise, as measured at a distance of 50 feet.

STANDARDS FOR MAXIMUM NOISE LEVELS

2708 When considering the appropriate maximum noise levels, distinction is made between: (a) Ambient noise levels within the Town, (b) Identifiable "single event" noises which may exceed the ambient noise level, and (c) Noise from vehicular traffic on roads passing through the Town.

2709 Ambient Noise Levels

It is the objective of the Town to keep ambient noise to levels lower than those indicated for the areas and activities listed below:

Area	Noise Level Exterior*	(In Ldn terms) Interior
Residential Areas	55	40
Commercial Areas	60	45
Open Space	55	n.a.

* For exterior living areas such as swimming pools, tennis courts, patios, etc.

2710 Individual Noise Sources

Identifiable noises from individual sources do, by definition, exceed the ambient noise level. Some of these noises occur infrequently or are considered necessary, and may be considered unobjectionable. Examples are an occasional vehicle or use of construction equipment. Other noises, however, may be considered objectionable if they are too loud, are of excessive duration or occur at night. Examples are skidding tires or amplified music out of doors.

2711 The criteria to be considered in determining whether the policy concerning individual noise source is being observed include, but are not limited to, the following:

1. The level of the noise;

2. The intensity of the noise;

3. Whether the nature of the noise is usual or unusual;

4. Whether the origin of the noise is natural or unnatural;

5. The level and intensity of the background noise, if any;

6. The proximity of the noise to residential sleeping facilities;

7. The nature and zoning of the area within which the noise emanates;

8. The density of the inhabitation of the area within which the noise emanates;

9. The time of the day or night the noise occurs;

10. The duration of the noise;

11. Whether the noise is recurrent, intermittent, or constant;

12. Whether the noise is produced by a commercial or noncommercial activity; and

13. Whether the noise is produced by equipment normally required for maintenance of residential properties or for authorized construction projects.

Noise from Traffic on Roads Passing through Woodside

2712 In 1973, the California Transportation Department supplied information which indicated the level of noise generated on State highways in the Town, and the noise levels down to the 65 dBA contour that are projected for the year 1995, based on anticipated traffic loads. This information is on file in Town Hall.

2713 These State studies indicated that in 1973 there was a band of land about 750 feet wide along I-280 in which the noise level was estimated to be at 65 dBA or more (this band was narrower in those areas where the freeway passed through cuts in the terrain which serve as noise barriers). The State studies indicated that increased traffic loads on I-280 will cause more noise to be generated, so

that by the year 1995 a band of land 1,400 feet wide can be expected to have a noise level of at least 65 dBA.

2714 The State studies also indicated that along the more heavily traveled portions of Woodside Road, that, when the traffic noise is not shielded by the terrain, a band of land about 400 feet in width had a noise level of 65 dBA in 1973, and that this band can be expected to increase in width to 680 feet by the year 1995.

2715 A study was conducted in 1986 to meet State requirements for including noise contours in the General Plan. Existing and projected noise data were obtained for state and local roads, and were reported for levels of 60 Ldn's and greater. The resulting noise contour map is incorporated as Figure 8. State law requires that the contours be used as a guide for establishing a pattern of land uses in the Land Use Element that minimizes the exposure of community residents to excessive noise. The noise element must include implementation measures and possible solutions that address noise problems.

2716 The results of the study indicate that noise level projections for the year 2005 are similar to the 1995 projections. The bands of 65 dBA's (or Ldn's, since these two terms are roughly equivalent) projected for the I-280 corridor are approximately similar — 1,400 feet wide. The 65 dBA or Ldn bands along Woodside Road are slightly wider in the 1995 projections versus the 2005 projections.

2717 The 1986 study reported current and projected noise levels. Table 24 shows that there will be a slight increase in noise levels between 1986 and 2005. The highest level of noise measures is 70 Ldn's at I-280. A 1,200 foot band of 65 Ldn's is found at I-280, and on the road portions of parts of Woodside Road. The 60 Ldn band is found along I-280 and Woodside Road, as well as on the actual Woodside, Whiskey Hill, Canada, and Sandhill Roads.

2718 The implications of the study are that Woodside residents residing along the I-280 corridor and portions of Woodside Road are exposed to high noise levels, and that implementation measures and solutions should be devised to minimize community residents to excessive noise. Standards should be set to establish a definition of "excessive noise levels."

2719 The Town of Woodside views the 2005 projections of noise as indicating a highly undesirable condition, and does not accept them as being predictions of the inevitable. The town believes that too many residents are now subjected to undesirable noise levels, and contends that the areas subject to high noise levels should be reduced in scope, not permitted to expand.

2820 Noise from Aircraft

Noise from commercial and private aircraft is a concern to Woodside residents. Commercial aircraft flight paths and low-flying private aircraft activities have created unacceptable noise levels in the past. The Town should be aware of regional airport plans, particularly San Francisco International Airport, which may direct flights over Woodside.

TABLE 24
TRAFFIC NOISE LEVELS FOR 1986 AND 2005

Road Segment	ADT	Trucks %	Speed (mph)	Ldn at 50 Ft. 1986	Ldn at 50 Ft. 2005
WOODSIDE ROAD					
Portola Rd. to Tripp Rd.	4,250	1.5	50	60	62
Tripp Rd. to Canada Rd.	10,400	1.5	35	60	62
Canada Rd. to Whiskey Hill Rd.	22,000	1.5	35	65	67
Whiskey Hill Rd. to I-280	18,000	2.5	40	67	69
I-280 to Alameda da las Pulgas	26,000	3.3	40	70	72
I-280					
Sand Hill Rd. to Woodside Rd.	65,000	2.5	60	80	81
Woodside Rd. to Farm Hill Rd.	63,000	2.5	60	80	81
Farm Hill Rd. to Canada Rd.	60,000	2.5	60	79	80
Canada Rd. to Edgewood Rd.	61,000	2.5	60	79	80
PORTOLA	7,000	3.0	40	62	63
CANADA	4,000	1.5	40	61	62
WHISKEY HILL	5,000	2.5	45	61	62
FARM HILL	8,000	3.0	40	64	65
ALAMEDA DE LAS PULGAS	13,300	1.0	35	66	67

Source: Charles M. Salter Associates, Inc.

I HEREBY CERTIFY THAT THIS MAP CONSTITUTES SECTION 9.02-08 OF THE ZONING ORDINANCE OF THE TOWN OF WOODSIDE AS ADOPTED BY THE TOWN COUNCIL AT A REGULAR MEETING THEREOF ON August 12, 1980.

JOAN OLSON, TOWN CLERK

ZONING MAP AMENDMENTS		
ORDINANCE No.	EFFECTIVE DATE	DESCRIPTION
1981-298	JULY 14, 1981	ROCKY WAY
1983-308	JAN. 11, 1983	WOODSIDE RD
1983-313	NOV. 9, 1983	MIRAMONTES
1983-314	DEC. 13, 1983	ALBION AVE.
1985-330	AUG 9, 1985	GODETIA & CAN

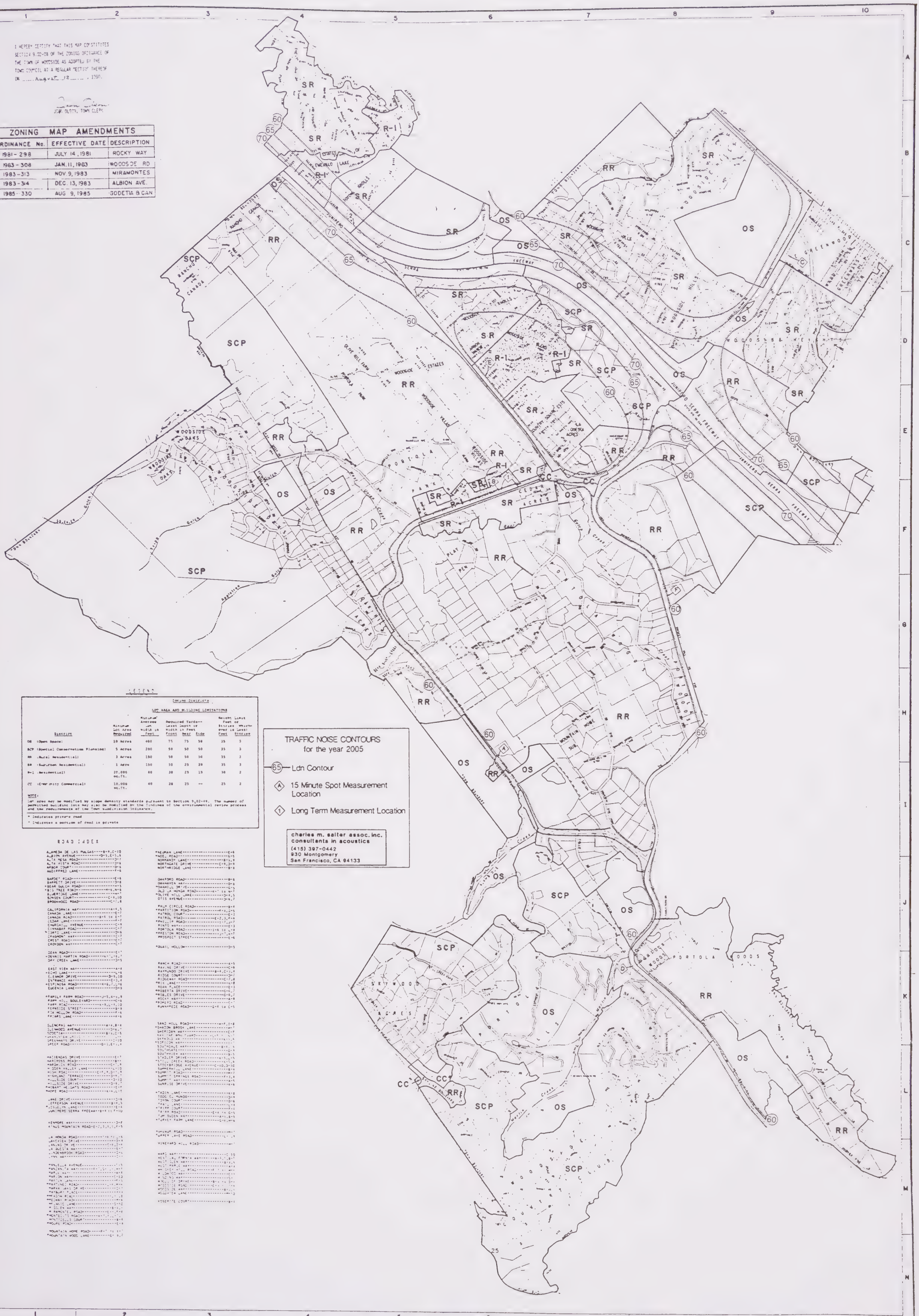


FIGURE 8
NOISE CONTOURS

TOWN OF WOODSIDE

SAN MATEO COUNTY, CALIFORNIA

SCALE IN FEET

PUBLIC UTILITIES

PUBLIC UTILITIES

TABLE OF CONTENTS

	Page
GOALS	187
POLICIES	187
Policies for Provision of Public Utilities	187
Policies for Water Supply	188
Policies for Waste Disposal	188
Policies for Storm Drainage	190
Policies for Solid Waste Management	190-1

2800 PUBLIC UTILITIES

2801 GOALS

The goals of the Town related to public utilities are:

G1 To assure that the occupants of the Woodside Planning Area have access to utility services of a quality and quantity which will protect their health and safety.

G2 To assure that utility lines, when installed, will neither mar the beauty of the area nor disrupt the rural character of the community.

G3 To foster the conservation of natural resources as related to public utilities.

2802 POLICIES

Policies for Provision of Public Utilities

P1 Utility services such as water, gas, electricity, and storm drainage shall be provided where expansion of service is required for new development or for health and safety reasons. Sewer service extensions shall be limited to areas of identified need where expansions of service areas are required for health and safety. The responsibility for obtaining or providing extension rests with the property owner or owners affected.

P2 Deleted.

P3 Those sections of the Planning Area which are planned to be retained as open space lands should be provided with utilities of suitable quality and quantity to serve the limited activities anticipated for each location. (For example: some open space uses may require water for livestock, telephone communication, and electricity.)

P4 Utility lines shall be installed underground to insure minimum disruption to the environment and disturbance to vegetation, particularly in scenic corridors.

P5 Utilities shall be designed and installed to withstand identified geologic hazards. (See Natural Hazards/Safety Element.)

P6 Utility supply lines, such as those for water, electricity, and natural gas shall, where feasible, incorporate "loop systems", so that in the event of damage to one section of the line, service can continue.

P7 Utility systems which provide service on both sides of a fault shall be designed to assure continuity of service, to the maximum extent possible, to all properties served.

Policies for Water Supply

P8 The problem of adequate water supply for the Planning Area is a matter of utmost concern to the Town. Efforts to improve the existing situation shall be continued.

P9 Particular attention should be given to the northerly area of the Town, and to the Woodside Country Club-Portola Hills area where distribution systems, supply and storage facilities are inadequate.

P10 Work shall be continued toward the improvement of all water systems to provide sufficient line size and storage to meet established health and fire protection standards.

P11 Water systems shall be operated by a company or a jurisdiction which can readily provide emergency service and repair the system when it is damaged.

P12 The existing water supply systems in the Woodside Planning Area should be effectively inter-connected, to assure adequate water supply for fire fighting in the event of a break in any water line.

Policies for Waste Disposal

A. Areas Where No Sewer Service Exists

P13 The Town recognizes that there are numerous positive environmental reasons for preferring individual on-site sewage disposal systems as opposed to centralized public sewers, including: minimizing the risk of widespread environmental damage from rupture of collection lines due to seismic, landslide, or other geologic activity; directing more of the Town's precious water resources to be retained on a parcel to sustain vegetation and wildlife habitat; and minimizing the export of water out of Woodside, which contributes to the drying out of Woodside.

P14 Individual on-site sewage disposal systems meeting Town standards and requirements shall be used for sewage disposal except where: a) such systems are precluded because of adverse conditions such as low soil permeability or high water table; and b) parcels lie within service areas of an existing sanitary sewer system, as designated by the Town. Where conditions a) and b) prevail, these properties, if developed, shall be served by a public sewer system, if capacity is available and connection is authorized by the Town. If a public system is not available, then it is possible that either: 1) specially designed individual systems may be considered, or 2) development may be limited or prohibited.

P15 Each parcel served by an individual sewage disposal system shall be of such size and characteristics that an effective, reliable disposal system can be installed and maintained, and shall demonstrate effective functioning under wet weather conditions.

P16 On-site sewage disposal systems shall typically comprise septic tanks with gravity-fed subsurface leachfields. Pressure dosing, where required, is also considered a feature of a standard septic system. Systems other than standard septic tank-leachfield systems shall be permitted only upon approval of the Town Council, except that pumping effluent uphill may be permitted as indicated below. Alternative systems shall not be permitted in new subdivisions or land divisions, unless approved by the Town Council and the Health Officer. Land contours shall not be altered by filling to accommodate drainfield systems, unless authorized by the Town Council as necessary to avoid a health hazard caused by a failing septic system.

P17 Pumping effluent uphill of a structure may be allowed when the resultant waste treatment would be enhanced and the site layout would cause less environmental disturbance than using a standard design.

P18 In areas served by on-site sewage disposal systems as permitted, the Town shall require that the property owner take geologic, hydrologic and soil conditions into account and exercise special care to assure that effluent will not activate landslides or contaminate groundwater or surface water.

P19 Where on-site sewage disposal systems other than gravity-fed septic tank and leachfield systems with pressure-dosing are permitted, the owner shall be required to record with the County Recorder a notice describing the approved installation and stating that a system requiring special maintenance will be in use on that property.

P20 The Town should implement an education and information program to support proper maintenance of septic systems by owners.

P21 The Town should encourage the development of procedures allowing the use of greywater or recycled water by Town residents and businesses, and should encourage San Mateo County and the State to allow such beneficial reuse of wastewater.

B. Areas Where Public Sewer Service Exists

P22 Connection to a sanitary sewer may be required of all lots or parcels located in an area where a local collector system is provided in an established public sewer service area, if a health or safety hazard exists or is likely to exist in the future.

P23 The Town shall attempt to assure that service remains available for any properties included in sewer assessment districts, to the extent of the assessment and within the sewer capacity limits of service providers. Authority to permit additional connections within a sewer service area or assessment district rests with the Woodside Town Council, prior to final approval by the service provider.

P24 All construction of sewer lines and related facilities shall require appropriate environmental review, including impacts on drainage, vegetation and trees, soil erosion and geologic hazards, and water conservation.

Policies for Storm Drainage

P25 Vegetative ground cover shall be retained to the maximum extent feasible, as a means of reducing stormwater runoff.

P26 Natural drainage channels shall be utilized to conduct storm waters safely through the community. Construction of an extensive storm drainage system (utilizing lined channels, underground drains, etc.) should be avoided since it is unnecessary, would be expensive, and would make significant and detrimental environmental changes in the community.

P27 Natural drainage shall be kept free of obstructions such as fallen trees, debris, landslide material, and sedimentation to maintain capacity in the natural drainage system to carry waters of the 100 year storm without damaging overflow. Primary responsibility for this maintenance rests with the owners of property through which the drainage channels pass; the Town will continue to provide leadership, advice, and encouragement to property owners.

P28 The Town has prepared a draft precise plan for storm drainage facilities. This plan shall be completed, reviewed, and adopted, and used as a guide for Town action concerning the maintenance or improvement of drainage facilities.

Policies for Solid Waste Management

P29 It is the policy of Woodside to support a solid waste management program which will provide adequate services, protect the public health, prevent the creation of nuisances, reduce waste generation, conserve natural resources and energy, provide for maximum resource recovery from solid waste, and enhance the beauty and quality of the environment.

P30 The Town of Woodside will continue its participation in the County-wide Solid Waste Management Plan as specified by Council Resolution No. 1973-1147.

P31 Recycling programs for bottles, cans and paper should be provided in Woodside.

P32 Mismanagement of wastes resulting from the keeping of horses may create a health hazard. The Town will actively monitor the waste management systems on horse properties. The Town will encourage a composting program.

(As amended by Resolution 1992-4814, adopted July 22, 1992.)

APPENDIX A

APPENDIX A — REFERENCES

1 William Spangle and Associates. Background Report on the Seismic Safety/Safety Element of the Woodside General Plan. Portola Valley, Calif., January, 1975

2 William R. Dickinson, Reconnaissance of Active Traces of San Andreas Fault in Woodside, 1973

3 California Division of Mines and Geology, "Special Studies Zones Maps," maps at scale 1"=2000 for selected USGS quadrangles, Sacramento, Calif., 1974

4 Joint Committee on Seismic Safety, Meeting the Earthquake Challenge, Sacramento, State of California, January, 1974

5 California Division of Mines and Geology, Urban Geology Master Plan for California, Sacramento, State of California, 1973

6 A. C. Lawson et al, Report of the State Earthquake Investigation Commission, Washington, D.C., The Carnegie Institution, 1908, reprinted 1969

7 Robert D. Brown, Jr., Active Faults, Probable Active Faults, and Associated Fracture Zones, San Mateo County, California (Miscellaneous Field Studies Map MF-355), Basic Data Contribution No. 44, San Francisco Bay Region Environment and Resources Study, U.S. Dept. of the Interior (U.S.G.S.) and the U.S. Dept. of Housing and Urban Development, Menlo Park, California, 1972

8 D. R. Nichols and J. M. Buchanan-Banks, Seismic Hazards and Land-Use Planning, Geological Survey Circular 690, Reston, VA 22092, U.S. Dept. of the Interior, 1974

9 National Oceanic and Atmospheric Administration Environmental Research Laboratories, A Study of Earthquake Losses in the San Francisco Bay Area, (Washington, D.C.), U.S. Dept. of Commerce, 1972

10 Robert E. Wallace, Goals, Strategy, and Tasks of the Earthquake Hazard Reduction Program, U.S. Geological Survey Circular 701, USGS — Reston, VA, 1974

11 Schnabel, P. B. and Seed, H. B., "Acceleration in Rock for Earthquakes in the Western United States": Earthquake Engineering Research Center Report, University of California, Berkeley, June, 1972

12 Seed, H. B. et al, "Characteristics of Rock Motions During Earthquakes" Journal of Soil Mechanics and Fndns. Div. ASCE, Vol. 95, pp. 1199-1218, Sept., 1969

13 Earl Brabb, Preliminary Geologic Map of the Central Santa Cruz Mountains, Basic Data Contribution No. 6, in the series "San Francisco Bay Region Environment and Resources Planning Study", U.S. Dept. of the Interior (Geological Survey), and U.S. Dept. of Housing and Urban Development, 1970

14 Earl E. Brabb, Earl H. Pampeyan and Manuel G. Bonilla, Landslide Susceptibility in San Mateo County, California, 1972, U.S. Geological Survey Miscellaneous Field Studies Map MF-360, scale 1:62,500

15 Borcherdt, R. D., Gibbs, J. F., and Lajoie, K. R., 1975, Maps showing maximum earthquake intensity predicted in the southern San Francisco Bay region, California, for large earthquakes on the San Andreas and Hayward faults: U.S. Geological Survey Miscellaneous Field Studies Map MF-709, 3 sheets, scale I:125,000

16 Brabb, E. E., and Pampeyan, E. H., 1983, Geologic map of San Mateo County, California: U.S. Geological Survey Miscellaneous Investigations Series, Map I-1257A, scale 1:62,500

17 Wieczorek, G. F. (in press), 1982 Storm-induced debris flows: U.S. Geological Survey Professional Paper 1434-B.

18 Wieczorek, G. F., Wilson, R. C., and Harp, E. L., 1985, Map showing slope stability during earthquakes in San Mateo County, California: U.S. Geological Survey Miscellaneous Investigations Series Map I-1257E, scale 1:62,500

19 Youd, T. L., and Perkins, J. B. (1987), Map showing liquifaction susceptibility of San Mateo County, California: U.S. Geological Survey Miscellaneous Geological Investigations Series Map I-1257G, scale 1:62,500

20 Brabb, E. E., 1983, Map showing direction and amount of bedding dip of sedimentary rocks in San Mateo County, California: U.S. Geological Survey Miscellaneous Investigations Series Map I-1257C, scale 1:62,500

21 Wentworth, C.M., Ellen, Stephen, Frizzell, V. A. Jr., and Schlocker, Julius, 1985, Map of hillside materials and description of their engineering character, San Mateo County, California: U.S. Geological Survey Miscellaneous Investigations Series Map I-1257D, scale 1:62,500

22 Cannon, S. H., and Ellen, Stephen, 1985, Rainfall conditions for abundant debris avalanches, San Francisco Bay region, California: California Geology, December 1985, p. 267-272

23 Brabb, E. E. (1986), Map showing faults and earthquake epicenters in San Mateo County, California: U.S. Geological Survey Miscellaneous Investigations Series Map I-1257F, scale 1:62,500

24 National Flood Insurance Program, 1979, Flood Insurance Rate Maps, Town of Woodside, Califonria, Community Panels Number
060330-0006B
-0007B
-0008B
-0009B
060330-0010B
Federal Insurance Administration, 1 inch equals 400 feet (1:4,800)

25 J. R. Ritter and W. R. Dupre, Map Showing Areas of Potential Inundations by Tsunamis in the San Francisco Bay Region, California, (Basic Data Contribution No. 52) San Francisco Bay Region Environment and Resources Planning Study, U.S. Dept. of the Interior (U.S.G.S.) and U.S. Dept. of Housing and Urban Development, Menlo Park, California, 1972

26 (unsigned) "Historic Flood and Mudslide Areas", map at scale 1"=600', December 24, 1971 single copy on file at Town Hall, Woodside

27 (unsigned) "Potential Mudslide Activity, Flood Prone Areas", map at scale 1"=600', December 24, 1971 single copy on file at Town Hall, Woodside

28 S. T. Limerinos, K. W. Lee, and P. E. Lugo, Flood Prone Areas in the San Francisco Bay Region, California, U.S. Geological Survey

29 Federal Insurance Administration, Dept. of Housing and Urban Development, "Town of Woodside, CA, F.I.A. Flood Hazard Boundary Maps, No. H 01-07", atlas of 6 maps at scale 1"=1,000', Washington, D.C., June 14, 1974

30 W. M. Brown III and L. E. Jackson, Jr. Erosional and Depositional Provinces and Sediment Transport in the South and Central Part of the San Francisco Bay Region, California (Interpretive Report #3), San Francisco Bay Region Environment and Resources Planning Study, U.S. Dept of the Interior (U.S.G.S.) and U.S. Dept. of Housing and Urban Development, Menlo Park, California, 1973

31 Wesley C. Lindsey, Report and General Soil Map, San Mateo County, California, U.S. Dept. of Agriculture, Soil Conservation Service (Half Moon Bay), revised March 1970

32 Division of Forestry, Resources Agency, Dept. of Conservation, State of California, A Fire Hazard Severity Classification System for California's Wildlands, April 1, 1973

33 1980 Census Area Profiles; Summary Tape 1A (STF)41, Town of Woodside, ABAG Regional Data Center

34 San Mateo County Data File C-93, AGE Composition, San Mateo County 1970-1980, July, 1983

35 San Mateo County Data file C-PS-CT, AGE Distribution, August 1983

36 1980 Census Area Profiles; Woodside: Persons by Race, ABAG Regional Data Center

37 Race and Ethnic Composition (Percent) San Mateo County-Census Tracts 1980: San Mateo County Data file C-P7-CT, September, 1983

38 1980 Census; 85,149 Administrative, Professional and Managerial workers are employed out of a total of 313,558 employed county residents. San Mateo County Planning Department

39 Average Household Size-San Mateo County-Cities and Incorporated areas, San Mateo County Data File-H-2, June 1983

40 1980 Census Area Profiles, Town of Woodside, ABAG Data Center

41 1970 Income and Poverty Status in 1979 for Places of 2,500 to 10,000, 1980 Census

42 1980 Census Area Profiles, Woodside, ABAG Regional Data Center

43 1980 Census Area Profiles

44 Financial Characteristics for Places of 23,500 to 10,000, 1980, Table 37, U.S. Census

45 California State Department of Rehabilitation, 7-1-81

46 Table 168, Income and Poverty Status in 1979...., 1980 Census

47 Financial Characteristics, Table 37, 1980 Census

48 Bank of America — Costs Study, Standard Quality Single Family Residence, San Francisco Bay Area, January 1985

49 Income and Poverty Status in 1979 for places of 2,500 to 10,000, Table 168, 1980 U.S. Census

50 SAMTRANS, July 1985

51 Amendment to accessory living Quarter Section of the Woodside Zoning Ordinance

52 Cummings, J. C. 1986, Geology and Geologic Hazards, Town of Woodside, San Mateo County, California, scale 1:7,200

53 Anonymous, 1983, Distribution of 1982-1983 Active Landslide deposits. Overlay on Town Geologic Map (52)

54 Brabb, Earl E. and Pampeyan, Earl H., 1972, Preliminary map of landslide deposits in San Mateo County, California: U.S. Geological Survey Miscellaneous Field Studies Map MF-344, scale 1:62,500

SKYLONDA CENTER PLAN

SKYLONDA CENTER PLAN

TABLE OF CONTENTS

	Page
INTRODUCTION	197
POLICIES	197
General and Aesthetic Qualities	197
Land Use	199
Circulation	199
STANDARDS AND DESIGN POLICIES	201
Land Use and Development	201
Circulation	201
SPECIFIC OBJECTIVES TO AMELIORATE PROBLEMS	201
Implementation	202

SKYLONDA CENTER PLAN

INTRODUCTION

This sub-area plan, Part IV of the General Plan, is intended to amplify, augment and further the policies and proposals set forth in Parts I and II. Where additional detail is provided in this Skylonda Center Plan, it is intended to be governing; however, it is not intended to supersede the basic goals and policies included in Parts I and II.

This Plan is to be used as a guide to expansion and replacement of existing structures and facilities and the establishment of new structures and facilities needed to provide reasonable and accustomed services to local residents. It provides a framework for gradual changes in the area which will take place over a period of time by a combination of private endeavors and public actions. It also provides, in conjunction with Parts I and II of this General Plan, a basis for necessary implementing regulations and programs.

The extent of the Skylonda Center Plan Area is described in general terms in paragraphs 2317-2318.

The Plan is intended to guide, unify and enhance, both functionally and aesthetically, the development and use of separately owned private properties in coordination with public spaces and facilities. It is desired that the Skylonda Center maintain the existing physical scale and visual informality and that all commercial activities be physically quiet, and have low visual impact.

This Plan is not intended to impair materially the continuance of existing uses or structures or to require modifications other than as provided herein. Regulations and programs adopted to implement this Plan should provide a reasonable time to allow existing uses to be brought into conformity with the policies and proposals of this Plan.

POLICIES

GENERAL AND AESTHETIC QUALITIES

Buildings and Structures

1. Architectural character shall be informal and unpretentious. Design of structures and building elements should be compatible with topographic features, native plant material and surrounding physical environs. All building design and site planning within the Center shall be reviewed by the Architectural and Site Review Board and approved by the Planning Director.

2. Scale of structures and building elements shall be moderately small, as defined by existing improvements.

3. Materials, colors and form utilized in the construction of buildings, roadways, walks and other structures shall be similar to the existing building character and style. Materials such as glass wall panels and glass block, porcelain-enamel, metal, chrome and plastics must be avoided to maintain the rural character of Woodside.

Landscaping and Site Development

1. Existing vegetation shall be carefully protected and additional planting provided where necessary to form a substantial buffer between commercial and residential properties.

2. Landscaping of individual sites shall contribute to the visual unity of the Center. Trees and other large plant materials should be selected and placed to become a part of an overall design scheme. This does not mean that the individuality of separate enterprises and institutions should be discouraged.

3. Planting shall be used to establish a pleasant setting for structures, to screen service and parking areas, and to soften the appearance of building elements and paved areas.

4. The character of planting and landscape materials shall be suited to the building style, topographic land form, soil conditions and exposure, and compatible with existing native materials.

Signs

1. Signs shall be compatible with the building character or style.

2. All signs shall be as simple as possible in lettering and logo design. Size and placement should be controlled through existing ordinances.

Lighting

1. Outdoor lighting shall be in accordance with the Town Outdoor Lighting Ordinance. In general, exterior lighting sources should be shielded or screened from view from roadways and adjoining properties, and intensity limited to that necessary for safety and identification.

2. Outdoor lighting shall be provided as necessary for safety with particular attention to pedestrian walks and parking areas.

LAND USE

1. The primary function of the Skylonda Center is to offer convenience goods and consumer services to nearby residents. Permitted uses in the Center include stores and shops providing these goods and services and small offices.

2. Commercial activities shall be in conformance with the existing rural atmosphere.

3. Impacts of commercial land use intensity on adjoining residential uses shall be mitigated through consideration of the following factors: ratios of built to unbuilt space; hours of operation; generation of noise, odors, smoke, or fumes; energy consumption; character and intensity of lighting; traffic generation and parking requirements; extent of land form modification; landscaping and adjustment of structure design to recognize conditions on-site and on adjoining properties.

4. Late nighttime activities shall be discouraged and hours of operation regulated to assure against disturbance to adjoining residential properties with particular attention given to uses with high traffic impact.

5. Policies, standards and criteria set forth in paragraph 2107 shall be observed.

6. Special procedures shall be established for review of proposed new developments and changes in use to assure consistency with the objectives, principles, standards and criteria of this General Plan. Specific consideration should be given to: intensity of use; visual qualities; provision of goods and services primarily for the residents of Woodside; scheduling of site development and other construction; conformance with any specific plans for circulation and landscaping.

CIRCULATION

Policies:

1. To provide safe and convenient circulation for all persons within the Skylonda Center by providing clearly defined and separated ways and routes for motor vehicles, pedestrians, equestrians, bicyclists and runners.

2. To encourage and provide a pleasant circulation system through and within the Skylonda Center without the use of vehicles, with space for additional landscaping wherever feasible on public and/or private property.

3. To reduce or eliminate the various potential problem areas, e.g.:

    a. Egress from parking areas and service stations onto Skyline Boulevard.

    b. The large number of parking and turning movements along the Skyline corridor.

4. To restrict or prohibit facilities within or near Town limits which would generate a significant increase in traffic through Skylonda Center which would create unacceptable traffic levels within the Skyline corridor.

Motor Vehicle Objectives

1. Separate parking movements from the through traffic.

2. Limit turning movements along Skyline Boulevard and La Honda Road.

3. Limit and define ingress and egress areas along Skyline Boulevard.

Pedestrian Objectives

1. Provide safety paths for school children and secondary paths for convenient access to shops at commercial enterprises as well as to equestrian trails, minor roads and other facilities.

2. Pedestrian crosswalks should be provided at safe, convenient locations, including crosswalks on Skyline Boulevard and La Honda Road.

Equestrian Objectives

1. Provide clearly defined, safe trails through the Center.

2. Eliminate hazards on existing trails.

3. Provide reasonable on-going funds for maintenance of trails.

4. Define regional trails within the Center and install suitable markers.

5. Provide places to tie up horses at commercial and institutional establishments.

Bicycle Objectives

1. Provide clear definition of regional and all other desired bike lanes on roads within the Center.

2. Provide well defined safe bike paths for school children and others.

3. Provide for bicycle parking at commercial and institutional establishments.

STANDARDS AND DESIGN POLICIES

LAND USE AND DEVELOPMENT

The varying physical characteristics of lands within the Center shall be recognized.

Specific standards shall be included in Town regulations covering: maximum allowable building coverage and building height; required landscaped and other open space areas; scale of buildings, noise limits, lighting, and parking requirements and limits related to type of use.

CIRCULATION

1. Pedestrian paths shall be of sufficient width for walkers to pass.

2. Pedestrian paths shall be surfaced and separated by a curb or other device from parking areas and driveways.

3. Trails and paths shall be separated and protected from vehicular ways as much as possible.

4. Trails and paths shall be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.

5. Bike racks and hitching rails shall be located conveniently.

SPECIFIC OBJECTIVES TO AMELIORATE PROBLEMS

1. Provide for one crosswalk near the Fire Station on Skyline Boulevard.

2. Provide crosswalks on Skyline Boulevard and La Honda Road.

3. Reduce speed limit to an appropriate speed on Skyline Boulevard between Morse Land and Skyline Drive.

4. Reduce La Honda Road speed limit to an appropriate speed with no passing on La Honda Road from Woodside Road to Skyline Boulevard.

5. Improve sight distance at the intersection of Blakewood Way and Skyline Boulevard and La Honda Road intersection.

6. Remove the utility poles from the front of the buildings.

7. Improve the appearance of the arterial light.

8. Eliminate outdoor alcoholic beverage consumption and loitering in the Center.

IMPLEMENTATION

The Town of Woodside will:

1. Review Town regulations and give consideration to changes needed to insure consistency with this Part and provide specific procedures and requirements for implementation.

2. Continue to review proposals for development and change within the Center Area to assure adherence to the objectives, principles, standards and criteria of this Part and other applicable General Plan policies.

3. Support programs to improve the visual quality of the Center.

4. Continue to work with other governmental agencies and property owners to reduce hazards caused by conflicting traffic movements.

5. Look favorably upon changes in parcel configuration which would reduce the problems of access and circulation within the Center.

6. Formulate precise plans in cooperation with property owners to coordinate all improvements needed along public ways so that property owners will know what will be required in terms of public ways, planting, drainage, and other improvements.

TOWN CENTER PLAN

TOWN CENTER PLAN

TABLE OF CONTENTS

	Page
INTRODUCTION	203
POLICIES	203
General and Aesthetic Qualities	203
Land Use	206
Circulation	206
STANDARDS AND DESIGN POLICIES	208
Land Use and Development	208
Circulation	208
IMPLEMENTATION	208

TOWN CENTER PLAN

INTRODUCTION

This sub-area plan, Part III of the General Plan, is intended to amplify and augment and further the policies and proposals set forth in Parts I and II. Where additional detail is provided in this Town Center Plan, it is intended to be governing; however, it is not intended to supersede the basic goals and policies included in Parts I and II.

This plan is to be used as a guide to expansion and replacement of existing structures and facilities and the establishment of new structures and facilities needed to provide reasonable and accustomed services to local residents. It provides a framework for gradual changes in the area which will take place over a period of time by a combination of private endeavors and public actions. It also provides, in conjunction with Parts I and II of this General Plan, a basis for necessary implementing regulations and programs.

The extent of the Town Center Commercial Area is described in general terms in the Land Use Element and indicated more exactly in the following diagram. Commercial activities should in the main be limited to Area A. Area B is identified as suitable for civic, cultural and institutional uses of lower intensity than in Area A.

The Plan is intended to guide, unify and enhance, both functionally and aesthetically, the development and use of separately owned private properties in coordination with public spaces and facilities. It is desired that the Town Center maintain the existing physical scale and visual informality and that all commercial activities be physically quiet, and have low visual impact.

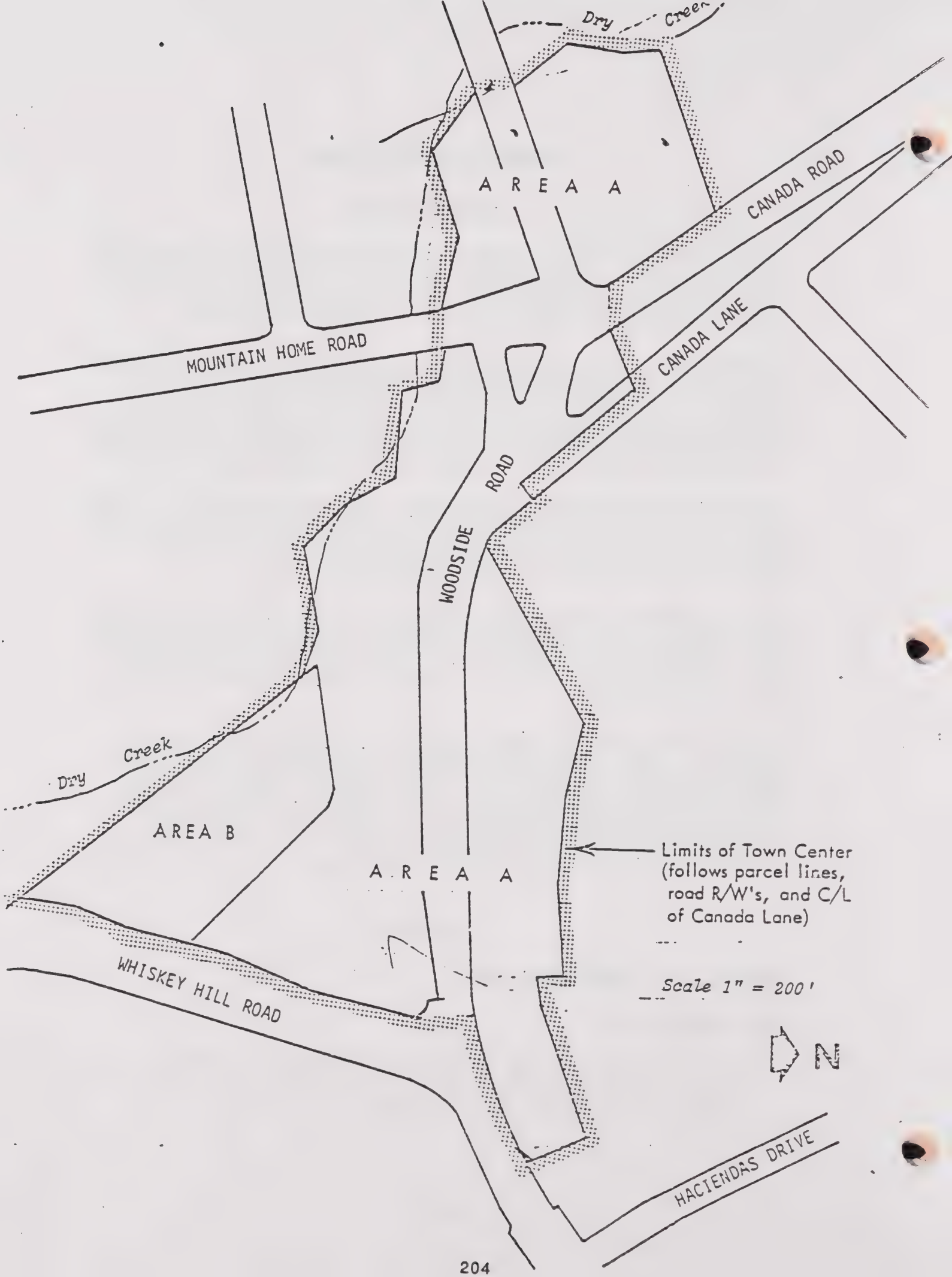
This Plan is not intended to materially impair the continuance of existing uses or structures or to require modifications other than as provided herein. Regulations and programs adopted to implement this Plan should provide a reasonable time to allow existing uses to be brought into conformity with the policies and proposals of this Plan. Constraints on development of individual parcels should be kept to the minimum necessary to achieve basic goals and policies of the Town and assure that roads, paths and trails in the Center will form a safe interconnected system.

POLICIES

GENERAL AND AESTHETIC QUALITIES

Buildings and Structures

1. Architectural character should be informal and unpretentious. Although no pre-programmed styles are desired or intended, some historic reference either in contemporary or traditional styles is desirable.


Dry Creek
AREA A
CANADA ROAD
CANADA LANE
MOUNTAIN HOME ROAD
WOODSIDE ROAD
Dry Creek
AREA B
AREA A
Limits of Town Center (follows parcel lines, road R/W's, and C/L of Canada Lane)
Scale 1" = 200'
N
WHISKEY HILL ROAD
HACIENDAS DRIVE

2. Design of structures and building elements should be compatible with topographic features, native plant material and surrounding physical environs.

3. Scale of structures and building elements should be moderately small and in keeping with existing improvements.

4. Materials utilized in the construction of buildings, roadways, walks and other structures should be conducive to maintaining the rural character of Woodside. Exclusive or excessive use of glass and glass block, porcelain-enamel, metal, chrome and plastics should be avoided.

5. Structures on adjoining properties should be visually and functionally related to foster overall community identity, while allowing independent settings and design expression.

Landscaping and Site Development

1. Existing vegetation along Dry Creek should be carefully protected and additional planting provided where necessary to form a substantial buffer between commercial and residential properties.

2. Landscaping of individual sites should contribute to the visual unity of the Center. Trees and other large plant materials should be selected and placed to become a part of an overall design scheme. This does not mean that the individuality of separate enterprises and institutions should be discouraged.

3. Planting should be used to establish a pleasant setting for structures, screening of service and parking areas, and to soften the appearance of building elements and paved areas.

4. The character of planting and landscape materials should be suited to the building style, topographic land form, soil conditions and exposure, and compatible with existing native materials.

5. The areas of native vegetation along Dry Creek together with landscaped open spaces on individual sites and along public ways should form an "open space web" linking the several parts of the Center.

Signs

1. Signs should be designed to be compatible with the building character and environs.

2. All signs should be as simple as possible in lettering and logo design. Size and placement should be controlled through appropriate regulations.

Lighting

1. Night lighting should be provided as necessary for safety with particular attention to pedestrial walks and parking areas.

2. All exterior lighting sources should be shielded or screened from view from roadways and adjoining properties, and intensity limited to that necessary for safety and identification.

LAND USE

1. Types of uses should be limited to those identified in the Land Use Element.

2. Policies, standards and criteria set forth in the Land Use Element should be observed.

3. Intensities of use should be compatible with adjoining residential uses. Critical factors are: ratios of built to unbuilt space; hours of operation; generation of noise, odors, smoke, or fumes; energy consumption; character and intensity of lighting; traffic generation and parking requirements; extent of land form modification; mitigating measures employed including landscaping and adjustment of structure design to recognize conditions on-site and on adjoining properties.

4. Late nighttime activities should be discouraged and hours of operation regulated to assure against disturbance to adjoining residential properties with particular attention given to uses with high traffic impact.

5. Special procedures should be established for review of proposed new developments and changes in use to assure consistency with the objectives, principles, standards and criteria of this General Plan. Specific consideration should be given to: intensity of use; visual qualities; the probability that the use will serve primarily the residents of Woodside; scheduling of site development and other construction; conformance with any specific plans for circulation and landscaping.

CIRCULATION

The policies set forth below under separate headings are intended to further the following objectives:

1. To provide safe and convenient circulation for all persons within the Town Center by clearly defined and separated ways and routes for motor vehicles, pedestrians, equestrians, and bicyclists.

2. To encourage and provide a pleasant circulation system through and within the Town Center without the use of vehicles, with space for additional tree planting wherever feasible on public and/or private property.

3. To reduce or eliminate the various existing hazards and problem areas, i.e.:

   a. Egress from parking areas and service stations onto Woodside Road.

   b. Large expanse of asphalt on Woodside Road from Whiskey Hill Road to Canada Road.

   c. Multiplicity of parking and turning movements along the Woodside Road corridor.

4. To restrict or prohibit facilities within or near Town limits which would generate a large increase in traffic through Town Center.

5. To divert as much through traffic as possible from routes in the Town Center to thoroughfares or regional trails in other locations.

Motor Vehicle

1. Separate parking movements from the through traffic on Woodside Road.

2. Limit turning movements along Woodside Road.

3. Require installation of additional parking spaces away from Woodside Road where needed.

4. Limit and define ingress and egress areas along Woodside Road.

Pedestrian

1. Provide safe, well defined separate paths along both sides of Woodside Road within Town Center limits — separated from vehicular traffic wherever feasible.

2. Provide safety paths for school children and secondary paths for convenient access to shops at rear of commercial enterprises as well as to equestrian trails, minor roads and other facilities.

3. Pedestrian crosswalks should be provided at safe convenient locations on roads and clearly marked.

Equestrian

1. Provide clearly marked, safe trails through the Town Center.

2. Eliminate hazards on existing trails.

3. Define any regional trails within Town Center and install suitable markers.

4. Provide places to tie up horses at commercial and institutional establishments.

Bicycle

1. Provide clear definition of regional and all other desired bike lanes on roads within Town Center.

2. Provide well defined safe bike paths for school children and others.

3. Provide for bicycle parking at commercial and institutional establishments.

STANDARDS AND DESIGN POLICIES

LAND USE AND DEVELOPMENT

The varying physical characteristics of lands within the Center should be recognized.

Specific standards should be included in Town regulations covering: maximum allowable building coverage and building height; required landscaped and other open space areas; scale of buildings; noise limits; lighting; and parking requirements and limits related to type of use.

CIRCULATION

1. Pedestrian paths should be of sufficient width for walkers to pass.

2. Pedestrian paths should be surfaced and separated by a curb or other device from parking areas and driveways.

3. Trails and paths should be separated and protected from vehicular ways as much as possible.

4. Trails and paths should be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.

5. Bike racks and hitching rails should be conveniently located.

IMPLEMENTATION

The Town of Woodside will:

1. Review Town regulations and give consideration to changes needed to insure consistency with this Part and provide specific procedures and requirements for implementation.

2. Continue to review proposals for development and change within the Town Center Area to assure that the objectives, principles, standards, and criteria of this Part and other applicable General Plan policies are adhered to.

3. Support programs to improve the visual quality of the Town Center.

4. Continue to work with other governmental agencies and property owners to reduce hazards caused by conflicting traffic movements.

5. Look favorably upon changes in parcel configuration which would reduce the problems of access and circulation within the Town Center.

6. Formulate precise plans in cooperation with property owners to coordinate all improvements needed along public ways so that property owners will know what will be required in terms of public ways, plantings, drainage, and other improvements.

U.C. BERKELEY LIBRARIES
C124896024